

THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

**Board of Directors Meeting
July 19, 2023
Bloomingdale Library
1906 Bloomingdale Ave., Valrico, FL**

1. Call to Order

The meeting was called to order by Vice President, Greg Pifer at 7:00 p.m. Timely notice was provided. Board members Chad Nichols, Joe Poliseo and Bob Hagan were also present. It was determined that a quorum was established. Jeana Wynja represented McNeil Management.

Approval of Minutes:

The Board reviewed the prior board meeting minutes dated April 19, 2023.

On Motion: Duly made by Chad, second by Bob and carried unanimously.

Resolve: To approve the minutes as presented.

Pending resignation and officer positions:

Carlos Cruz will officially resign as Board President as soon as his house sells this month. Chad Nichols is willing to serve as Board President at that point in time.

On Motion: Duly made by Greg, second by Joe and carried unanimously.

Resolve: To approve the resignation of Carlos Cruz as Board President upon the sale of his house, and assign Chad Nichols as the Board President at that point.

2. Management Reports: Manager reviewed the management reports. The Board decided to send a Final Notice for Unit ID #'s 2285 and 2274.

3. Old Business Items

BSD –MOU (Memorandum of Understanding): The Board discussed updated draft from BSD. The Board will submit another revision to BSD.

Security System: Greg presented. The DVR needs to be replaced and battery or battery backup is also needed. Total cost for both is estimated at \$150.

On Motion: Duly made by Joe, second by Bob and carried unanimously.

Resolve: To approve the purchase of a new DVR and battery or battery backup for an estimated cost of \$150.

4. New Business Items – None

Wall along Culbreath: Attorney opinion received regarding responsibilities for wall maintenance and repair. The Board would like a friendly reminder letter sent to the owners who live along the wall easement that an evaluation of the wall was recently performed and to keep the 5' easement clear in order to preserve the integrity of the wall.

5. Owners Comments: Homeowner requested removal of violation.

Adjournment

On Motion: Duly made by Chad, second by Carlos and carried unanimously.

Resolve: To adjourn the meeting at 8:13 p.m.

APPROVED BY THE BOARD OF DIRECTORS 09/13/2023

Prepared by Manager on behalf of Secretary