

THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

**Board of Directors Meeting
November 8, 2023
Bloomingdale Library
1906 Bloomingdale Ave., Valrico, FL**

1. Call to Order

The meeting was called to order by Chad Nichols, President at 7:06 p.m. Timely notice was provided. Board members Greg Pifer, 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 September 13, 2023.

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

Resolve: To approve the minutes as presented.

Officer Positions: The Board agreed upon the following positions: Chad Nichols, President; Greg Pifer, Vice President; Joe Poliseo, Treasurer; and Bob Hagan, Secretary.

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

Resolve: To approve the officer positions as presented.

2. Management Reports: Manager presented the reports and confirmed that the Board would like excess funds by the end of 2023, if any, to remain in the Operating account. The Board would like to place \$12,000 into a CD with Truist Bank for at least 6 months, at an interest rate not lower than 4.5%. Joe will reach out to Truist.

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

Resolve: To place \$12,000 in a CD with Truist Bank for at least 6 months, at an interest rate not lower than 4.5%.

3. Old Business Items

BSD –MOU (Memorandum of Understanding): The Board reviewed final Memorandum of Understanding from BSD and agreed to its terms. McNeil Management will generate a monthly invoice to BSD for their portion of the electricity use each month.

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

Resolve: To approve the MOU as presented.

4. New Business Items

Palm tree front island: Dead palm has been removed. The Board indicated that area looks fine without a tree and that they do not wish to plant another tree in its place.

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

Resolve: To not plant a new tree to replace palm at front island.

5. Owners Comments: Discussion about a possible block party and parking on the streets. New letters needed for message board. Board to put together a letter to owners to be inserted in the 2023 Assessment notice.

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Adjournment

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

Resolve: To adjourn the meeting at 7:53 p.m.

Approved by Board of Directors 1/10/24

Prepared by Manager on behalf of Secretary