

THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

**Board of Directors Meeting
January 10, 2024
Bloomingdale Library
1906 Bloomingdale Ave., Valrico, FL**

1. Call to Order

The meeting was called to order by Greg Pifer, Vice President at 7:03 p.m. Timely notice was provided. Board members Joe Poliseo and Bob Hagan were also present. It was determined that a quorum was established. Doug Pinner represented McNeil Management. Board member Chad Nichols arrived a few minutes later.

Approval of Minutes:

The Board reviewed the prior board meeting minutes.

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

Resolve: To waive reading and approve the minutes as presented.

2. Management Reports: Board reviewed the reports. Manager will obtain updated from attorney regarding ongoing collection matter. Joe will follow up with Truist regarding CD rates and will update Manager accordingly, in preparation for moving surplus funds to CD. Board mentioned that vacant property at 4514 Swift Circle seems to be watering lawn daily and asked that homeowner be alerted.

3. Old Business Items

Message Board Letters: Board discussed cost of NEW letter set for message board. Board has opted NOT to purchase another letter set at this time. Chad will laminate copies of meeting schedule and meeting agendas as needed, for posting in message board.

4. New Business Items

Preservation of the Covenants and Restrictions: Per Florida Statutes, the Board is required to annually consider the filing of a notice to preserve the covenants / restrictions affecting the community from extinguishment under Marketable Record Title Act (MRTA) at the 30-year mark. The Association's Declaration was preserved several years ago so preservation is not a pressing concern at this time. The Board will need to have a meaningful conversation with the Association's attorney regarding preservation of the documents when the community comes closer to the 30-year mark.

5. Owners Comments: No owners present.

Adjournment

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

Resolve: To adjourn the meeting at 7:25 p.m.

Approved at the April 10th, 2024 Board of Directors Meeting

Prepared by Manager on behalf of Secretary