

The Links Homeowners Annual Meeting Minutes

February 1, 2024

The Links Homeowners Annual Meeting was held at the Strand Clubhouse on February 1, 2024. Joe Domenico called the meeting to order at 4:30pm.

In attendance were nineteen (19) homeowners. An additional ten (10) homeowners submitted proxy forms which were duly recorded. The full board of Joe Domenico, Sal Leggio, Alex Markley, Peter Barker, and Dianne Connor were in attendance and a quorum was established.

Joe informed those in attendance of the sudden passing of Hugh Rohrer and offered condolences to be extended to his wife and family.

Joe introduced Daniel Clark who will be closing on his new home in The Links later this month.

The Board approved the minutes, as written, with respect to the January 6, 2024 board meeting.

Sal presented the financials including the Balance Sheet and Income Statement for 2023. Sal stated that for 2023 we had stable results with no surprises, and he hopes for the same in 2024. All HOA dues have been collected for 2023. Sal explained that he and Joe work together on the financials and Joe pays the bills and Sal records all income and expenses and collects the HOA dues. He stated that this supports the goal of transparency regarding all financial matters.

Sal explained the success that we have had regarding our Treasury Bill investments and that all earned interest has gone into our operating account to set off our expenses. He stated that we have cash in our long-term reserves account to fund our roads, sidewalks, and irrigation

needs. Sal stated that once we re-pave Fairway Court our cash reserves will obviously go down.

Sal commented that our biggest savings in 2023 came from our landscaping budget when we switched landscape vendors to Brightview and saved \$13,000.00 dollars overall. He stated that these savings allowed us to fund our long-term projects as well as pay for our new website, our new cul-de-sac hedge (which the board thanked Alex for successfully managing for us) and increase the funding of our road reserves account. We ended 2023 with a net surplus of \$1871.00 dollars.

Sal stated that when comparing our HOA dues to similar communities within The Strand, we pay less per quarter, sometimes as much as \$500.00 dollars. He explained that this is primarily due to landscaping and irrigation costs where we are paying less for similar services. He stated that we have Joe Cornacchio doing a significant amount of our irrigation work as a volunteer. Katy Wrede addressed the homeowners and stated that we also save money because we do not use a management company and she and the other homeowners in attendance thanked the board members for volunteering on a board which self-manages our community.

Sal continued his presentation and addressed the 2024 budget. He stated that our HOA quarterly dues will go up from \$980.00 dollars to \$1,000.00 dollars per quarter. He explained that this is in large part due to the increase in the Master Association fees as their fees have increased due to landscaping costs, the guard house project, and an increase from Comcast. He also stated that our insurance is expected to go up and our renewal with Brightview will result in a 3% increase so this all impacts on our quarterly dues going up.

Sal explained our T Bill investments to the community. He stated that we are getting competitive rates, and the investments are very safe. He explained that our investments are for six-month terms and so far, we have earned \$2400.00 dollars.

At the conclusion of Sal's presentation, a motion was made, seconded, and unanimously approved to accept the 2024 budget. A motion was also made, seconded and unanimously approved to waive an external audit of our financials for 2023.

As to committee reports, Bob Hayum, who represents the Architectural Review Board (ARB) for The Links, addressed the homeowners with reminders concerning our Good Neighbor Policy. He also reported that we have had 45 new roofs since Hurricane Irma. He explained that request forms must be submitted before any major home or landscape work can be performed by a homeowner. He asked residents to watch the speed of their vehicles (including golf carts) and stated that along with help from Peter Barker, the ARB is performing regular inspections of the community. He stated that color palettes are available on our website if anyone desires to repaint their home. He stated that all homeowners should have copies of the ARB procedures and forms as well as the Good Neighbor Policy and all documents are available on The Links Website.

As to Landscaping, Joe Domenico addressed the homeowners and explained in detail exactly what BrightView provides to our community, on a yearly basis, for the \$95,000.00 dollars we pay them annually. He explained the number of lawn-cuts we get plus fertilization of lawns and shrubs, and shrub treatment, including white fly treatment if needed. We also get weed control services and the pruning of trees under 14 feet high as well as weekly debris pick up. Storm coverage is also built into the contract. He stated that Brightview also handles

our irrigation needs within the contract and again thanks were given to Joe Cornacchio for all of the volunteer work he performs on our irrigation system. Joe stated that all and all we pay \$33.00 dollars per homeowner per week for these landscaping services.

Bob Lopes commented on the fertilization and the condition of the lawns in our neighborhood, but Joe reassured him that they are fertilizing monthly. Bob Hayum commented on many patches of brown grass on homeowners' lawns and Joe stated that he would address those concerns with BrightView. Another homeowner commented on the cutting of lawns being too low and that, along with insufficient irrigation, could be the reason for some areas of brown grass. Joe stated that he will also address this with BrightView.

Joe Cornacchio commented on a homeowner's issue concerning adequate lawn irrigation and stated that this year the wind has been very strong so it could be that water is missing parts of a lawn, but he performs irrigation checks every month and all sprinklers are in working order.

As to the white fly issue, which is affecting the Ficus trees, treatment has begun but it may be that at some point the ficus trees may need to be replaced with caloosa plants/hedges.

As to new business, the term of our board member, Alex Markley has expired and he is seeking re-election. Alex handles many of the landscape issues that arise in our community and is always willing to lend a hand or oversee a project on behalf of the board. His assistance over the past two years has been invaluable. A motion was made, seconded, and unanimously approved to re-elect Alex to another term on the Board.

As to additional new business, Joe addressed the new Links Website. He stated that almost everything that was addressed at this meeting

is available to all homeowners on the website. Joe encouraged everyone to get familiar with the site and begin to use the resources available on the site.

Finally, The Links Annual Block Party was discussed. Cathy Tuttle said that she would once again chair this project and the first meeting, to discuss the details for the 2024 event, will be at her house on February 6th at 10am. She invited anyone interested to attend. Joe thanked Cathy for everything she does to keep all homeowners connected socially, from the Links monthly dinners to drinks in the cul de sac to her annual Halloween party. Her generosity and effort play a big role in our community.

There being no other new business, a motion was made, seconded, and approved unanimously to adjourn the meeting. The annual meeting was then adjourned at 5:30 pm. All homeowners were invited to have dinner together in the Grille Room.

Respectfully submitted,

Dianne Connor, Secretary