

## Links Board Meeting Minutes

August 27, 2024

The Links Board Meeting was held via Zoom and called to Order at 5pm by Joe.

In attendance were: Joe Domenico, Sal Leggio, Alex Markley, Peter Barker, and Dianne Connor

The Minutes from the May 2024 Board Meeting were approved as written.

### Treasurer's Report

Sal gave the Board a summary of our year-to-date financials verses what we budgeted. He stated that overall, we are in good shape and at this time we are \$2,000.00 dollars favorable for the year.

He reviewed our income and expenses and stated that our \$2400.00 dollars in favorable revenue is better than expected. He explained that this is due to our investment income being better than projected, as rates have remained high, and the income we received due to two home sales also figure into this revenue.

As to our expenses, we are \$898.00 dollars over budget, due to an increase in our landscaping expenses, particularly regarding the increase in tree trimming costs as well as an increase in the cost to power wash our sidewalks.

Joe stated that our insurance bills are paid in full for the year. An increase of 10% or \$600.00 dollars was, as expected. He stated that our investments look good and we will continue to monitor the interest rates as 2025 approaches.

Following Sal's presentation, a motion was made, seconded, and unanimously approved to accept the Treasurers Report as written.

## **Committee Reports**

### **Landscape Report:**

Alex reported that things are going ok with BrightView but that many homeowners are upset about the grass growing on their walkways and driveways. Alex has discussed this with Marcus who will work to resolve this issue. John, our neighborhood manager, is out on a medical leave and a new manager will be assigned to us, and ready to begin, within two weeks. In the meantime, Alex is working with Marcus to keep everything status quo.

As to Flowers and Mulch, this work is scheduled for 11/4/24 and Joe will get selection information out to our homeowners.

As to the Back Fence, Alex reported that following some trimming, sections of the fence are down and other sections have holes. He stated that this leaves the area along Veterans Memorial Blvd. unsecure. Alex brought this to Elvis' attention but did not get a satisfactory/clear response from him regarding who would address and correct this situation. It was discussed that we are a gated community and this fence is a necessary component for our security. Alex and Joe will continue to monitor this issue as the trimming in this area continues. We will also try to determine, according to the By Laws, who is responsible for this fence.

### **Land Easement:**

As to the Land Easement Agreement we had with Florida Power and Electric, concerning land at the end of the cul-de-sac between Savannah 4 and 5, we did not renew the easement agreement as we never used or had cause to go onto this property for any purpose. Joe offered Elvis the opportunity to take over the easement agreement but he declined the offer. The Board understands that in not renewing this agreement, that if we need this easement in the future, we can reestablish an agreement with FPL.

### **New Business**

#### **ARB:**

Joe reported that Bob Hayum is no longer able to serve on the ARB. Joe appointed Peter to replace Bob in this capacity. The Board in discussion, commended Bob for his years of service and hard work on the ARB on behalf of all homeowners in The Links.

#### **Links Bylaws:**

Joe stated that due to new Florida legislation that went into effect this summer, we will need to revise our bylaws to comply with same. The board agreed that we will need a Florida attorney who is proficient in this area to perform this work for us and there was some concern regarding the cost for these services. Joe discussed joining the Single-Family Homes HOA and The Master Association to share the costs for this revision as all by laws in all communities need to be updated due to this new legislation. Joe is going to reach out to the Master and other communities and will report back to the Board.

## **Financial Reserves:**

Sal discussed a note we received from a homeowner regarding a suggestion to increase the amount in our reserves account. Sal stated that we did a good review of our reserves account last year, with the assistance and input from Joe C (as to irrigation reserves) and Peter (as to road reserves). Sal is satisfied that these accounts are adequately funded at this time.

During the Boards discussion, it was noted that we maintain no reserves for hurricane damage. Joe explained that by law reserve accounts are maintained for the replacement of assets of an association, or for a particular expense. He explained that hurricanes are contingencies and reserves are not meant to be used for such purposes.

There was some concern about inflation, and the impact of inflation on our current reserves, and hence the adequacy of our current reserves to cover the replacement of our assets. It was agreed that as Joe and Sal prepare the 2025 budget, they will consider the issue of the reserves fund and further discuss this with the Board.

There being no further business, a motion was made, seconded, and approved to adjourn the meeting. The meeting was adjourned at 5:45.

Respectfully submitted,

Dianne Connor, Secretary