

Links Board Meeting Minutes

October 24, 2024

The meeting was held at the Domenico residence and called to order at 4pm by Joe Domenico.

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

The Minutes from the August 2024 Board meeting were accepted as written.

Treasurer's Report:

Sal began his presentation by discussing the balance sheet comparison between 2023 and 2024. In 2023 our total assets were \$135,000.00 dollars and this year our total assets are \$151,000.00 dollars. We continue to build our reserve accounts for our road and our irrigation system and we have had no capital outlays. He projects that the money we will have in our road and sidewalk reserves account, by the end of next year, will be \$82,000.00 dollars. At Sal's request, Peter will research the adequacy of that amount going forward to determine if we need to adjust the funding of this account. Overall, our balance sheet has improved year to year.

Our budget through the first 9 months of this year, taking out timing differences, is \$3100.00 dollars to the positive versus what was budgeted. This is due to the interest income we are earning on our Treasury Notes and the income we received from the sale of two homes. Through the end of 2024, Sal does not anticipate any surprise expenses.

Sal reported that, along with Joe, he has been working on the 2025 budget. Sal stated that there will not be an increase for 2025 in our master contribution; but he does anticipate about a 15% increase in our insurance premiums. Also, there will be a need to set aside \$5,000.00 dollars for projected legal expenses because of some Florida statutory changes, and mandates, which require communities to regularly update their covenants and by laws. In working with these numbers and projections, our quarterly assessment for 2025 will be \$1035.00 dollars per quarter, per homeowner, which represents an increase of 3.5% over 2024.

At the conclusion of Sal's presentation, a motion was made, seconded, and unanimously approved to accept the Treasurers report as written.

Landscaping Report:

Joe stated that flowers will be planted throughout the community on 11/4/24 and mulch will be spread on 12/6/24. Peter suggested that Alex ask BrightView to edge before spreading the mulch and Alex will so comply. Joe stated that he has purchased some holiday decorations for the community and that Carol Domenico will be organizing this project again this year and she will soon be sending out a request for volunteers.

ARB:

Peter and Joe will sit with Bob Hayum and gather his records so that Peter can transition into Bobs position of heading the ARB for The Links. The Board also discussed their appreciation for the work and the effort that Bob has put into heading the ARB for many years.

New Business:

The hurricane has damaged some of the Ficus trees throughout the neighborhood and these trees were already struggling to overcome an infestation of white flies. Many of the trees look awful and it was discussed how this would be best addressed. Some of these trees are on common property and others about the golf course. Joe is going to speak to Marcus as well as Elvis and come up with a plan to address and remedy this situation and will report back to the Board.

There is federal legislation which will go into effect at the end of this year which will require all HOA Board members to register personal information with the Federal Government. Joe has downloaded the necessary forms and all Board members will comply with this mandate.

Joe will be sending out a letter, along with the good neighbor policy, to all homeowners, to remind them, as the season starts, of the rules and regulations with which they are asked to comply. This policy includes the removal of hurricane shutters, as well as requirements regarding vehicle parking, roof cleaning, and several other matters that allow all homeowners the quiet enjoyment of their property and the enhancement of their property values.

There being no further new business the meeting was adjourned at 5:15pm

Respectfully submitted,

Dianne Connor, Secretary

