

Links Board Meeting Minutes

January 14, 2025

The Links Board Meeting was held at the Domenico residence and Joe called the meeting to order at 5pm.

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

Treasurer's Report:

Sal stated that we ended 2024 with \$3166.00 dollars in income. He stated that we are \$4,137.00 dollars ahead of budget and this is primarily due to our better-than-expected earnings of about \$2,000 dollars in interest income and \$1,600.00 dollars from two home sales (for which we do not budget). He stated that our expenses were basically in line with budget and the only area that they were a little higher was in landscaping, as our tree trimming and side walk cleaning costs were slightly higher than budgeted.

Sal described this year as uneventful. He stated that as to our balance sheet, we ended 2024 with \$160,802.00 dollars compared with \$145,000.00 dollars at the end of 2023. We saw an increase in cash of almost \$16,000.00 dollars. In 2024 we added about \$9,000.00 dollars to our reserves (for our road and irrigation), which we did not have to touch.

As of 12/31/24, we have \$79,000.00 dollars set aside for our road and we have \$22,000.00 dollars set aside for irrigation. As of 12/31/24, we have \$ 100,000.00 dollars, face value, invested in treasury bonds which are still giving us interest in the low 4% range. As of now, we have \$110,000.00 dollars invested in treasury notes.

For 2025 our budget is the essentially the same except for legal expenses that we expect to incur due to the statutory mandate under Florida Law to update The Links by laws and covenants. We have \$5,000.00 dollars budgeted for this project.

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

Committee Reports:

Landscaping:

Joe reported that flowers and mulch have been installed and the sod replacement project is complete. He stated that the Christmas décor has been taken down and stored.

Alex and Peter walked the community with Issac, our street manager assigned to us by BrightView. Both Alex and Peter reported that Issac is trying very hard and he is doing a good job. They both commented that Issac is following up with issues and is attentive to the needs of our community.

As to irrigation, there were 4 incidents within 30 days, of entire zones being down around some home lots. A thorough irrigation check has now been performed and all zones are reportedly working properly.

There was an incident regarding a homeowner being aggressive, rude, and condescending with a BrightView employee. The incident was witnessed by other residents and was subsequently addressed by Joe, directly with the homeowner, as such conduct cannot be tolerated.

ARB:

Peter and Alex did a walk thru the community to determine if any issues exist on any properties. A list was compiled and Joe notified the respective homeowners accordingly. Most homeowners have resolved any deficiencies and Joe will follow up with the homeowners who have issues that are still outstanding.

Alex reported that the chain link fence, which abuts Veterans Blvd., was seriously damaged during Hurricane Milton. He reported that it is completely down in some sections and he showed pictures of it to the Board. Since we are a gated, secure, and contained community, this issue needs to be addressed. After some discussion, the Board concluded that this was a Master Association issue and not a Club issue. Joe was going to reach out to the Master Association and address this with them. **NOTE:** It was reported to the board, following the meeting, that according to the minutes from the recent Master Board Meeting, the Master is working on repairing and or replacing the damaged sections of fence. Alex will continue to watch this for us.

New Business:

Joe reminded us that The Annual Homeowners Meeting is scheduled for February 5, 2025 at 4:30 at The Club at The Strand. For those homeowners who wish to stay for dinner afterwards, arrangements can be made by calling Peggy for a 5:30 reservation with the Links group.

As to the updating of the Covenants and By Laws, our attorney has made some suggestions for updates and amendments. The Board is

going to review same and discuss them and then Joe and Dianne will meet with the attorney to further discuss these proposals. The Board will reconvene in about 30 days to further address this matter.

Dianne reminded the Board that a brand-new requirement under Florida law mandates that Board members take a four-hour virtual course before June 2025. The website with the course information was distributed and we will all comply with this requirement.

Also, Joe reminded us that as to the new Florida statute requiring Board members to be registered with the US Dept of Treasury, we have all complied with this filing, however, a class action law suit is pending which will determine if this law will be enforced going forward. There is currently a stay of this mandate. We will keep a watchful eye on this proceeding.

There being no further business, the meeting was adjourned at 6:00 pm.

Respectfully submitted,

Dianne Connor, Secretary