

The Links at the Strand Minutes from Annual Homeowners Meeting

February 5, 2025

The Annual Homeowners Meeting was held at The Club at The Strand and called to Order by Joe Domenico at 4:30pm.

In attendance were twenty (20) homeowners and an additional nine (9) 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.

Welcome and Introductions:

Joe opened the meeting by introducing the Board Members and setting forth to the community their specific roles on the Board.

Joe introduced and welcomed our newest homeowners, Lynn & Gard McClean and Barry & Maryellen Nelson.

Joe thanked Bob Hayum for all of his work and effort over many years as Chairman of the Links Architectural Review Board. Joe stated that Peter Barker will now assume the role of Chairman of the ARB.

Treasurer's Report:

Sal presented the Treasurer's report. He stated that 2024 went well with very few surprises and we ended the year in line with our budget. Sal stated that collections from all homeowners of HOA dues are at 100%. Sal explained that he handles all collections and reconciles the books while Joe pays all of the bills, so that there is always transparency for the community, and there are always two people going over the details of our budget and finances.

Sal stated that we grossed about \$5,000.00 dollars from our Treasury bill investments for 2024 and netted about \$3600.00 dollars after taxes. In 2024, we were able to fund our reserves for Road and

Irrigation. The Links HOA ended the year with net income of \$3166.00 dollars and we were \$4537.00 dollars favorable to budget.

Sal stated that our quarterly dues for 2025 have gone up 3.5% to \$1035.00 dollars per homeowner per quarter. He explained that this is significantly less than comparable communities within The Strand due to the volunteers who assist in running our community. We are now the only self-managed community within The Strand.

Sal stated that for 2024 we finished \$4537.00 dollars favorable to budget. He stated that most of our line items were close and we did better than expected with our interest income. He explained that our landscaping costs were a little higher than budgeted due to higher than anticipated tree trimming costs. He stated that in addition to our investment income we had income from two home sales for which we received \$800.00 dollars per home.

During Sal's presentation, a homeowner questioned our irrigation expenses and reserves and Joe explained that this consists of our pump and well which provide water for our landscaping needs. Joe then took this opportunity to thank Joe Cornacchio for his invaluable volunteer assistance in maintaining our irrigation system.

As to our budget for 2025, Sal stated that the 3.5% increase in our quarterly dues is expense driven. He stated that we saw double digit increases in our insurance costs. He reported that there was no increase in our Master Association contribution but there was a 3% increase from Brightview for our landscaping services and \$5,000 dollars is allocated for anticipated legal fees to update our covenants and by laws. Dianne explained that this update is mandated statutorily by the State of Florida and the Board will be working, along with legal counsel on this project, to make this project as efficient as possible.

Sal then explained that in 2025 we will continue to fund our reserve accounts.

At the conclusion of Sal's presentation a motion was made, seconded, and unanimously approved to accept the budget and financial statement as written. Also, at the conclusion of Sal's presentation a motion was made, seconded, and unanimously approved to waive a compilation of engagement by outside accountants for a review of our financial statements.

Landscaping:

Joe took an opportunity at the conclusion of Sal's presentation to breakdown the cost per homeowner of the landscaping work that is performed by Brightview. He explained that many services such as after storm clean ups and white fly treatments are incorporated in their yearly contract and are not added expenses. He stated that Brightview employees also pick up yard debris twice weekly. The cost for their services for 2024 was \$99,000.00 dollars and for 2025 will be \$101,000.00 dollars.

Good Neighbor Policy:

Joe went on to remind everyone of The Good Neighbor Policy. A Homeowner asked a question regarding the ARB and whether homeowners were required to get permission before making any changes/ additions etc. to their lots and referred to a specific homeowner's change/addition to their lot. Joe explained that receiving permission before any change/addition, etc. is a requirement of all homeowners according to the Links and The Master by laws and it is then within the discretion of the ARB and the Board as to compliance/enforcement.

Websites:

Joe explained the websites available to the community including those of The Master Association, The Links, BrightView, The Club at the Strand, and Checkpoint.

Nomination and Re-Election of Board Member Peter Barker:

Joe informed the community that Board Member Peter Barker was seeking a second term on the board. Joe explained to the community the knowledge and dedication that Peter has brought to the Board during his first term. A motion was made, seconded, and unanimously approved to elect Peter to a second term on the Board.

Social Calendar:

As to our social functions, Cathy Tuttle is organizing the Annual Links Block Party. Cathy stated that March 3, 2025 is the first meeting. She encouraged homeowners to volunteer and join her at this meeting at which time they will select a date for this event. Joe thanked Cathy for organizing many gatherings throughout the year from her Halloween party to the monthly Links dinners to drinks in the driveway. Cathy is at the heart of keeping our residents connected.

Open Discussion:

Residents discussed the lack of lighting on Veterans Parkway and all of the attempts being made through Florida Power and Light to make the necessary repairs and correct this situation.

There being no further business, a motion was made seconded, and unanimously approved to adjourn the meeting at 5:20

Respectfully submitted,

Dianne Connor, Secretary

