

The Links Board Meeting Minutes

September 2, 2025

The Links Board Meeting was held via Zoom and called to order by Joe Domenico at 5pm. In attendance were Joe, Sal Leggio, Alex Markley, Peter Barker and Dianne Connor.

The sole issue on the agenda for this meeting was the property at 6051 Fairway Court.

In opening the meeting, the Board reviewed where we are to date with regard to this property. The issues concerning this property have been ongoing since February 2025 and The Links ARB and Board have addressed the matters concerning the installation of green rock in the garden bed in front of the property as well as around a tree in the front yard. They have also addressed the ornamental display maintained by the homeowners in the front garden bed which consists of various garden ornaments of assorted shapes, sizes and colors. In addition, they have addressed a garden bed adjacent to the driveway containing two large decorative blue spheres. With respect to these issues the Board has allowed the homeowners to continue to maintain two blue spheres in the garden bed adjacent to their driveway but has ruled that all green rock from both areas and the numerous garden ornaments must be removed. In an April 2025 ruling, the Board gave the homeowners 45 days to remove same however the homeowners appealed these rulings to the Master Board. In August, the Master Board received and reviewed this matter and determined that in accordance with their recently amended by-laws and covenants, the control of issues of this nature are left to the individual communities and they would not sit in review of this matter.

Based on the Master Boards determination, The Links Board engaged counsel for the purpose of the future handling of these matters with the homeowners of 6051 Fairway Court.

While the board was addressing the above referenced issues with counsel, another issue arose regarding this property.

In April 2025, the homeowners of 6051 Fairway Court sought permission from the Links ARB to undertake renovations to their home including but not limited to the replacement of the existing windows with hurricane impact windows. The Links ARB held a meeting on this matter after receiving the homeowners ARB Form, and approved the window replacement. There was no indication on the ARB form presented by the homeowners as to a request for window tinting or colored windows however when the new windows were installed, they are a distinct greenish color similar to the color of the rock in the front garden bed and around the front tree. Joe has received photos and numerous inquiries and complaints from homeowners regarding the non-conformity of these windows in accordance with the by laws and covenants of both The Links and The Strand.

In addition to discussing the former issues with counsel, Joe and Dianne had a lengthy meeting with our counsel regarding the windows. Our counsel provided us with a very thorough and detailed report and an advisory opinion regarding this matter.

The reports and outlines received from counsel were discussed at length by the Board members. There were two major concerns for the board members. The first was the need and desire to enforce our covenants and by laws and our fiduciary duty to the community regarding same. The other was the cost to the community for legal

representation going forward as we have already incurred substantial legal costs regarding this property for which we have not budgeted and will ultimately have to be passed on to our residents.

In the course of the Board's discussions, Joe informed the Board that the homeowners had recently reached out to him in an effort to resolve these issues without their legal counsel involved. Joe informed the Board that he would discuss these issues with the homeowner and keep the Board posted as to developments. Since these issues have been on going for some time Joe stated that he hopes that these issues can be amicably resolved before the beginning of the season.

The Board will meet again after Joe discusses this matter further with the homeowners and Sal will also contact our legal counsel for billing purposes and so that he can determine the impact the legal costs have had on each homeowner thus far and the potential cost in the future.

With no further issues to address, the meeting was adjourned at 6:30.

Respectfully submitted,

Dianne Connor, Secretary