

The Links Board Minutes

September 30, 2025

The Links Board met via zoom and the meeting was 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 was the property located at 6051 Fairway Court.

Joe reported to the Board what has transpired between him and the property owners of 6051 Fairway Court since the last board meeting.

The Board did present the property owners with a final proposal to resolve the issues on this property. The proposal included the removal of all green rock on the property and the removal of the garden ornaments from the front bed. The Board in an effort to compromise this matter and contain future counsel fees offered to allow the property owners to maintain the blue azure windows as is. The property owners met with their counsel and through their counsel, presented a counter offer which accepted the terms of the Boards offer except for the removal of the 10-foot stretch of green rock in the front garden bed which they desire to retain. Joe then contacted the property owners directly in an effort to come to a resolution and in doing so presented the following compromise to the Board.

Joe requested that the Board allow the homeowners to keep the windows as is and also keep the 10-foot stretch of green rock in their front garden bed, but require a removal of all decorative ornaments in the front garden bed and the removal of the green rock around the

tree in their front yard. The homeowners also offered to pay the counsel fees that the community has incurred thus far in addressing these various issues, after being presented with the appropriate invoices.

The Board discussed this proposal at length and listened to the viewpoints and opinions of each Board member. A motion was then made by Joe to approve the above proposal. A board member suggested amending the motion by adding a 30-day requirement on the actions required in the proposal. By a majority vote of 3 to 2 the motion, as amended, passed and the proposal was approved. Joe will prepare all documentation for the parties to sign and will get the invoices from our counsel over to the homeowners for payment.

There being no other business to discuss, the meeting was adjourned at 5:45pm.

Respectfully submitted,

Dianne Connor, Secretary