

Links Board Meeting Minutes

January 20, 2026

The Links Board Meeting was held at the Domenico residence and called to order at 3:30 pm by Joe Domenico.

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

The minutes from the previous board meeting were approved as written.

All Board members will work on getting our homeowners to return their ballots, or a proxy, with respect to the Annual Meeting. We need 36 ballots completed and returned for a vote on the amendments to our declarations, covenants, and by laws to be valid. Atty. Justin Kirk will be present at our Annual Meeting to count the ballots and oversee the voting process with the Board.

Joe and Sal reviewed, with the Board, their presentations for the February 5th Annual Meeting.

Sal went over his presentation of the Treasurer's Report. He reported that for 2025 all HOA dues were collected and all bills were paid. He stated that our Treasury Bills account has \$110,000.00 dollars in it and for 2026 we earned \$3300.00 dollars in interest. He reported that we show a \$6700.00-dollar operating loss in 2025 due to the adjustment we made in the contribution to our reserves account so that we would have enough in this account to repave Fairway Court this summer. He stated that we also incurred \$5500.00 dollars in attorney's fees for the revisions we were mandated to make to our Declarations, By-Laws, and Covenants. In addition, our landscaping costs were \$2600.00

dollars over budget due to the increase in tree trimming costs and also due to the hedges we planted at the corner of Strand Blvd and Fairway Court. Joe reminded us that the hedge project was done in partnership with the Club and the Master Association so costs were shared by all parties.

As to our T Bill investments, in July, the cash in that account will be available, along with our reserves account, for the repaving of Fairway Court.

Sal explained that the unfavorable net income of almost \$7,000.00 dollars was rolled into the 2026 budget. Our quarterly HOA dues will go up 8%, driven by the road reserve adjustment, and the Master fees are up 3% over last year. Our quarterly dues for 2026 will be \$1115.00 dollars per household, which is still significantly less than the HOA dues paid by residents of similar neighborhoods within the Strand.

Joe reported that our landscape costs paid to BrightView for 2025 and 2026 are about the same as what we paid to Main Scape in 2022. We have realized a significant savings in switching contractors and Joe and Alex stated that BrightView does a lot for us for that money. Joe will breakdown our costs per household at the Annual Meeting.

The Good Neighbor Reminders will be addressed at the Annual Meeting and Joe will remind all that our new Community Handbook is now available on line for all residents to refer to when they want to make changes to their property.

As to ARB, Pete and Alex will do a walk through the neighborhood this month.

As to our re-paving project, Pete will coordinate getting bids in from Paving Companies so that an award can be made, to the contractor we select, by the end of March.

The Links Block Party will be on Friday, March 13,2026 and will have an Italian Theme.

There being no further the business, the meeting was adjourned at 4:30pm

Respectfully submitted,

Dianne Connor, Secretary