

## The Links Annual Homeowners Meeting Minutes

February 5, 2026

The Links 2026 Annual Homeowners Meeting was held at The Strand Clubhouse. Links Board President, Joe Domenico called the meeting to order at 4:30 PM. In attendance were 23 Homeowners including all Links Board Members. In addition, there were completed Proxies from 10 homeowners. A quorum for this meeting was established.

Joe opened the meeting by welcoming the new homeowners in attendance: Barry and Mary Ellen Nelson, Guard and Lynne McLean, Gordon and Betsy Muir, and Robert and Patty Gertner.

The Minutes from the 2025 Annual Meeting were approved as written.

Joe explained a project which the Board has undertaken this past year in terms of updating our Declarations, By-Laws, and Covenants. He explained that this project is mandated under Florida law to be performed every ten years. Joe introduced Attorney Justin Kirk who was in attendance on behalf of Varnum Law, the firm that the Board hired to update our existing documents.

Sal presented The Links Financial Report. He stated that of the 14 communities within The Strand, we are the only community which is self-managed and our HOA dues are the lowest. In addition to thanking the Board for their volunteer efforts in managing our community, Sal also thanked those members within our community who assist us with projects, on a volunteer basis, including Cathy Tuttle, Katy Wrede, and Joe Cornacchio.

Sal reported that for 2025 all HOA dues were collected and all bills were timely paid. He stated that we earned \$9,500.00 (net of Federal

taxes) dollars on our Treasury Bills investments over the last three years and our T Bills account presently has a \$110,000.00 balance. He explained that the \$6700.00-dollar operating loss for 2025 was due to the adjustment we made in the contribution to our Reserves Account so that we will have enough in this account to repave Fairway Court this summer. Sal stated that the budget for our road repaving is \$90,000.00 dollars and Joe and Peter will work diligently with the contractor we select to get the most for this sum.

Sal stated that for 2026 our quarterly dues increased 7.7%, from \$1035.00 dollars to \$1115.00 dollars. He stated that our contribution to the Master Association increased 3% over last year.

Sal explained that in 2026 our road reserves contribution will go down and our Professional fees will lessen. He explained that the \$6,000,00 dollars spent in professional fees for 2025 was due to the expense of updating our governing documents. He stated that each home transfer in The Links generates a fee of \$1100.00 dollars for which we do not budget and this provides a cushion for us. He stated that we begin 2026 being 1,000.00 dollars to the positive.

Following Sal's presentation, a Motion was made by Katy Wrede and seconded by Peter Barker to accept the budget as written. The motion was passed unanimously by the homeowners in attendance.

Joe spoke about the repaving project which he is going to try to complete in June/July when the least number of residents are here. He is going to speak with the Club regarding parking arrangements for the 24-48 hours after the project is performed. He reiterated Sal's comments that he and Peter will try to negotiate the most for our

\$90,000.00 dollar budget which hopefully will include some curb replacements/repairs.

Joe addressed our contract with BrightView and broke down what we pay them yearly, which is nearly the same amount we were paying to MainScape in 2022. He stated that with all the services BrightView provides us with, the cost per household is only \$36.00 dollars per month. He stated that we pay for tree trimming separately and this is done in the spring before hurricane season. He stated that we pay about \$14.00 dollars per tree while other communities within The Strand are paying \$35.00-\$40.00 dollars per tree for the same services.

Joe stated that the Community Handbook is now online and residents should review same. He reminded residents that before they begin any projects to please contact and communicate with the ARB to see if permission is needed. He stated that Alex and Peter will do a review of the street sometime this month to check roofs and mailboxes.

Sal's term on the Board expires this year but he has agreed to serve another 3-year term. There were no other residents interested in serving in this position, so his election was unopposed. Peter nominated Sal for another three-year term, Katy Wrede seconded the nomination, and the motion was approved unanimously by the homeowners in attendance.

Joe pointed out to the homeowners the online resources available through The Links Website and The Master Association website. He also explained that the Checkpoint App is available to all residents as is The Club's App and the BrightView App.

Joe made a motion to waive the compilation and audit with respect to our financial statements. Ralph Bingham seconded the motion, and the motion was unanimously passed, by the homeowners in attendance, to waive the compilation and outside audit of our financial statements.

With respect to the 29 proposed amendments to our Bylaws, Covenants and Declarations, 44 homeowners turned in their ballots prior to the Annual Meeting thereby establishing the necessary quorum in accordance with our governing documents. An additional two homeowners provided their ballots on the day of the Annual Meeting. All homeowners with questions regarding these amendments had their questions answered by Atty. Kirk. During the meeting, Dianne tallied the votes of 46 homeowners and read the results, as to each amendment, to the attendees. A copy of that tally sheet is attached and incorporated in these minutes. All 29 Amendments were resoundingly approved.

Cathy Tuttle stated that the Annual Links Block Party will be held on Friday, March 13, 2026. For anyone interested in planning this event, there will be a meeting on February 10, 2026, at 10:30, at Cathy's home. Cathy also stated that when the weather warms up, the weekly Drinks in the Driveway gatherings will resume.

Joe opened the floor for further business but there being no further business or issues to address, the meeting was adjourned at 5:30 PM.

Respectfully submitted,

Dianne Connor, Secretary

