

## Links Board Meeting Minutes

March 16, 2026

The Links Board met at 5pm at the Domenico residence. In attendance were Joe Domenico, Sal Leggio, Alex Markley, Peter Barker, and Dianne Connor.

The Minutes from The Links Annual Homeowners Meeting were approved as written and posted on The Links Website.

Sal presented our financial report and stated that we have had a positive start to 2026 with no surprises. There have been four home sales in The Links from January - March, generating 4600.00 dollars in revenue, for which we do not budget. Two additional home sales are expected to close within the next couple of months.

Sal filed our tax return for 2025 and paid all taxes due.

As to Landscaping, Joe and Alex reported that things are going well with BrightView and Issac and Marcus have been very responsive to our needs and concerns. Due to the frost and colder February weather, we skipped a trimming cycle but made up for it this month. Another hard trim will be performed when we do the tree trimming in May.

Regarding the ARB, Pete informed us that he and Alex performed a community inspection as to roofs and mailboxes on all properties and reported back to the Board concerning the results. Joe has sent letters to the homeowners who need to attend to issues with their properties.

Regarding our Covenants, By Laws, and Declarations, the updates we approved at the Annual Homeowners Meeting need to be filed with the State of Florida and Collier County. Our attorneys will file these documents, and Joe will follow up with them as to a timeframe for these filings.

The Master Board Elections are this month, and Joe discussed the six candidates who are running for the four open board positions. Joe will cast the vote for The Links as he serves as the representative for The Links Community.

Carol Domenico presented a proposal for updating "The Links" sign at the entrance to Fairway Court. Her committee presented the Board with pricing they received from several local vendors for the work that will need to be performed. Carol's committee came up with a rendition for this area which includes new lighting, updated irrigation, as well as painting, and the installation of new trees and plants and flowers and the installation of a four-foot wall to surround the garden bed under the sign. The proposals for this work came in between 3,000.00 and 5,000.00 dollars. Upon receiving these proposals, Joe approached BrightView and as a courtesy to our community, and a show of good will, they agreed to perform this work for us free of charge. After a discussion, the Board voted unanimously to approve this work in accordance with the renditions and specifications presented by Carol on behalf of her committee. The painting and lighting will be the only cost to the community and Joe Cornacchio, to help offset the labor of installing the lighting, has once again agreed to help our community by handling the lighting installation himself. Many thanks to Joe C. as always.

The Board next discussed the repaving of Fairway Court. Pete has led this project for the Board and has received bids from four contractors. The work will be performed in June and the Board voted to accept the bid of Paramount Paving, with the condition that the work does not exceed 80,000.00 dollars. The Board does have 90,000.00 dollars in reserves for this project. Paramount Paving did perform the paving work in Trophy Club and has been in business for 22 years. Their bid was the most reasonable and comprehensive of the four bids received and the Board has confidence in their ability to provide us with a good work product. As time draws nearer Joe will communicate further details with all homeowners so that they will be well prepared and well informed as to the logistics of this project. The Board is very grateful for the time and effort Pete has put into this project over the past several months, getting bids and speaking to contractors, regarding the details of the work which needs to be performed.

There being no further business, the meeting was adjourned at 6:05pm

Respectfully submitted,

Dianne Connor, Secretary