

Links Board Meeting Minutes

July 23,2026

The Links Board met via Zoom with all Board Members in attendance.

The Meeting was called to order at 5pm by Joe Domenico.

The minutes from the previous Board Meeting were approved as written.

Sal presented the Financial Report. He opened his presentation with a comparison of our budgeted vs. our actual expenses for the first 6 months of 2026. Sal commented that we remain in a strong financial position and at present, for 2026, we have a positive net income, excluding timing differences, of \$9400.00 dollars. He stated that \$6500.00 dollars of this amount is due to income we received from 6 home sales this year and \$1700.00 dollars is the remainder of the budgeted money we had set aside for our by laws update. Sal explained that our final cost for professional fees for updating our by laws came in under budget.

Sal stated that at present we have cash on hand and our balance sheet is in good shape. He stated that we will continue to invest our excess cash in Treasury notes. Prior to the re paving project, we had \$100,000 dollars invested in T bills and now that the project is complete, and payment has been made to the Vendor in full, we have the balance of the budgeted funds plus about 35,000 dollars to re-invest in T bills.

There was a discussion concerning a possible insurance increase this year however Sal stated that we have ample funds to cover that increase and still invest in T Bills. Joe stated that he will research carriers for the best insurance rates going forward.

The Board voted unanimously to add \$35,000 dollars to our T Bill account. Sal previously opened a \$30,000 dollar T Bill account once our paving vendor was paid in full, so we will have a total of \$65,000.00 dollars in those 6-month investments.

As to Landscaping, Alex stated that things have been quite over the summer and there have been no issues reported to him from either Bright View or our homeowners. He stated that throughout the community, all dead flowers have been removed by BrightView.

An issue was addressed and discussed concerning a homeowner performing extensive work on his property without a permit from the County. The Board has no jurisdiction to stop this particular project but cannot prevent a homeowner from reporting this matter to the County or State authorities.

As to the Street Paving Project, the Board extends its gratitude to Joe D, Pete, Alex and Joe C for all of the assistance they provided to the community and the Board during this project. It was not an easy project to coordinate and due to this team effort, the project was a success. As stated previously, the project is complete and the Vendor has been paid in full. Pete will inquire with the vendor as to the need to seal coat the street in one year.

As to the By- law Update, this project is complete and the Attorneys fees came in under budget. All documents are now duly filed with the State and County as required by law.

Regarding the Strand Owners proposed condo development near Sabal 9 the Master Association has yet to distribute a survey to all Strand Homeowners regarding their thoughts and opinions on this project. In addition, the Board discussed the owners' statements that if a certain percentage of these condos were not pre sold by a certain date, the project would not go forward. No one has been provided with any update on the number of pre-sold units. The Board will continue to monitor this matter.

As to the Links ARB, Pete reported that, at present, there are no applications pending. We did have a resignation on the ARB from Bruce Shimkat. Joe reported that Frank Connor sent an email to him this winter regarding his interest in serving on the ARB if and when there is an opening. The Board discussed this vacancy and given Franks interest in serving and his legal background, they unanimously voted to approve his request to fill the vacant seat on the ARB effective immediately. The Board also thanks Bruce for his assistance and service to the community over the past year.

There being no further business, the meeting was adjourned at 5:40 pm.

Respectfully submitted,

Dianne Connor, Links Board Secretary