

Links Board Meeting Minutes

October 21, 2026

The Links Board Meeting was held at the Domenico residence. At 5pm, the meeting was called to order by Joe Domenico.

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

Joe welcomed the Board back for the season. The minutes from the July 23, 2026 Board Meeting were approved as written and were previously published on The Links website.

Sal presented the Treasurer's Report. He stated that as of October 2026, our financial forecast continues to be positive and favorable. Sal expects our 2026 budget to be \$11,000.00 dollars favorable as to net income. He stated that the main driver for this surplus is the 8 home sales this year in our community. He stated that in addition, our legal costs for our 2026 by-laws update came in \$2,000.00 dollars under budget, and our contingency fund was not used. Sal stated that this \$11,000.00-dollar surplus will be carried over to 2027 and will benefit the community, by keeping our HOA fees for 2027 level, despite a rise in our Master Association contribution for 2027.

Sal ended his presentation by reporting that we have \$65,000.00 dollars in our Treasury Bills account which is earning 4% interest and we will roll that money over in January of 2027. We also have \$40,000.00 dollars in available cash.

At the conclusion of his presentation, Sal's Treasurers report was unanimously approved by the Board.

As to Landscaping, Alex reported that overall things went well with BrightView this summer. He stated that any problems were resolved quickly and BrightView was very responsive. Sal commented that our landscape costs, compared to the single-family homes landscaping costs, are favorable by about \$300.00 dollars per homeowner. He stated that as a result, the single-family homes HOA fees are \$1525.00 dollars per quarter and ours are \$1115.00 dollars per quarter. Joe also commented that under our contract with BrightView our costs are capped at a 3% yearly increase. Joe further commented that BrightView does a lot for us free of charge.

As to ARB, Alex and Pete did a neighborhood inspection as to Roofs and Mailboxes. Mailboxes are all great but there were 8 roofs that need to be addressed and Joe will send notices to the appropriate homeowners.

Pete stated that he received an excellent price for the power washing of our sidewalks and Joe will get that scheduled once the flowers and mulch are planted/placed.

As to future ARB projects, there was a discussion regarding updating the shrubs and plantings around the utility boxes throughout the community and Joe will get some pricing on that from BrightView. There was also some discussion about replacing about 8 blocks of concrete on some sidewalks which are cracked. Pete will get a price on that work. Pete will also reach out the paving company regarding the installation of our fire hydrant identifiers which had to be removed during the re-paving process. Pete stated that we need to watch the

direction of our sprinklers around the Cul de sac and the Links Sign as the paving company informed Pete that this type of water can contribute to cracks forming in the concrete.

As to old business, the Board members discussed the paving project which took place this summer. Pete reported that the project came in under budget and he will now be looking into the cost for the sealing of the asphalt with an oil-based sealer. He stated that the recommendation is that the sealing process should be performed one year after the paving. Sal stated that we have money left in our road reserves account for this purpose and Pete will get quotes regarding the cost of this project.

Pete stated that with regard to the contractors who performed the road work, they came back four times to address various issues and , in general, all homeowners are satisfied with the results. The board thanked Pete and Alex for their efforts in coordinating this project and also commented on their appreciation for all of the valuable help received from Joe Cornachio during re-paving process.

As to new business, Joe reported on the proposed new condominium project near Eden. He stated that a letter will be going out to all homeowners from the Master Association and the Eden Community Board. He does not know whether the Master will conduct a survey of all homeowners regarding this project as they once intended to do.

Joe reported that there are two homes for sale in our community, specifically 6007 and 6039 Fairway Court.

Sal and Joe addressed the proposed 2027 budget which they both have been working on. The Master Association contribution went up for 2027 by 4.7% due in large part to Comcast costs. We will offset

this increase by using our surplus from 2026 and the interest we have made on our T Bill investments so that our HOA dues for 2027 will remain the same, at \$1115.00 dollars per quarter. Sal stated that we have exercised tight expense management which has helped keep our dues flat for 2027.

As to the Links Homeowners Annual Meeting, Joe is looking to schedule that event. He is suggesting Thursday, February 4th but will get back to us at the next meeting with a confirmation of that date based on the availability for us at the Clubhouse.

Joe commented that one of the agenda items at the Homeowners Annual Meeting will be Board elections. The terms of both Alex and Dianne will be expiring, but both have agreed to serve again if reelected. For those in the community who wish to run for the Board, notice will be sent, per our by-laws, as to both vacancies.

Joe suggested that the Board organize a "Meet and Greet" event for all of our new residents to meet their neighbors. A time and date will follow.

As to further new business, the Board will look into some damage to our newly paved road by a contractor who is working for a homeowner. There is also damage to the grass around the homeowners' property and the abutting property. The board will obtain a quote for the repair of this damage and will notify the homeowner accordingly.

There being no further business to discuss, the meeting was adjourned at 5:50 pm.

Respectfully submitted,

Dianne Connor, Secretary

