

The Links at Haile Plantation Condominium Association, Inc.  
ANNUAL MEMBERSHIP MEETING  
JANUARY 9, 2017

Links Clubhouse

Call to Order/Roll Call/Determination of Quorum

Diane called the meeting to order at 6:00 pm. Board members present were Diane McAlhany, Ron Bunker, Tom Hamilton, John Crowley and Ellen Snyder.

There are 200 owners with 1 owner being delinquent and 30% required for a quorum. The total needed for a quorum is 61. There were 13 owners present in person and 67 owners via proxy. Therefore, an official meeting can be conducted.

Also attending was Kathy Houchins CAM Mgr. and Stanley Carrier, Maintenance.

Election of Chaiman for the meeting

***Motion was made by John with a 2<sup>nd</sup> by Tom to have Diane chair the meeting. Vote was unanimous.***

Proof of Notice.

Affidavits for proof of notice were presented and Diane noted that 2 signs were also placed outside of the Clubhouse.

Reading and disposal of previous meeting minutes.

***Motion was made by John with a 2<sup>nd</sup> by Ron to approve the November 21, 2016 Membership meeting minutes as presented. Motion passed unanimously.***

Report of Officers.

Diane stated that she and the Board were happy to see so many owners present and she hoped they would continue to attend the Board meetings in the future. She introduced the Manager's Report of which copies were provided for everyone. This report provides a recap of all the actions taken by the Board over the past year and is a great resource to remind everyone of all the work that had taken place in 2016.

Diane informed the owners about the Clubhouse upgrades about to begin and that the Clubhouse will be closed from Jan 30 until February 15, 2017 for this work to take place.

Diane asked if any owners had anything they would like to ask about. Sylvia Harper asked about the TV's in the exercise room. The current televisions do not work considering Cox has switched to digital. ***Motion was made by John with a 2<sup>nd</sup> by Ellen to have management purchase 2 flat screen television sets and to get all the appropriate connections completed to provide service to these two television sets for the owners use in the exercise room. Motion passed unanimously.***

Ron stated that owners are welcome to request copies of any financial report and that the biggest concern by most owners is the reserve accounts which is over \$600,000 in total of the 4 different reserve accounts for capital improvements. A professional reserve study is done so that the Board can determine that they are putting enough funds away per year to cover future expenditures such as painting of the buildings, roof replacement, etc.

### Report of Committees

Compliance Committee - Diane reported that Elaine Heinrich who has been handling the property compliance inspections had fallen and required surgery and therefore could not attend tonight's meeting. The Management Company will be handling the inspections going forward.

Landscape Committee – Vicki Cotto was introduced and she informed of the progress taken over the past year. 2016 was year 1 of a 4 year plan to which the Board has delegated \$100,000 in landscape upgrades to the entire property and her committee has completed the first year of the initiative. She will present year 2 plan at the Board meeting immediately following the Annual meeting.

### Announcement of Directors

Diane informed all owners present that no other owners had stepped forward to serve on the Board and therefore, the existing Board members have all agreed to continue to serve on the Board. Each Board member introduced themselves.

Diane then asked all owners present to introduce themselves and to state what unit they own.

### Unfinished Business – None

### New Business – None

### Owner Comments

Diane asked if the owners present had any questions or concerns they would like to bring to the Board's attention. A question was asked if something could be done to move the Clubhouse sign to a more obvious position. Management will check on this and report back to the Board.

Another asked if something could be done for a sitting and visiting area where the old playground used to be. A neighboring community (Middleton Green) has such an area and the owner has a picture. She will send to Management and it will be investigated as to what can be done for what cost. Management will report back to the board.

Page -3-  
Annual Owners Meeting  
January 9, 2017

Another owner asked about putting in speed table to slow down the traffic that speeds through the property. Management will investigate and get back to the Board.

ADJOURNMENT

There being no further business to discuss the meeting was adjourned at 6:30 pm

Respectfully submitted by

Kathy Houchins, CAM Mgr

MINUTES APPROVED \_\_\_\_\_

TASKS FROM MEETING:

1. Get information from HPW about signage requirements for moving clubhouse sign to a more permanent type sign in front where meeting notices can be placed as well as identifying the location of the Clubhouse.
2. Visit Middleton Green to see their sitting area as described by owner and get some pricing together for pavers, etc. and present to Board
3. Check with HPW as to placement of a speed table and get some information on costs, etc. to give to Board.