

# The Links at Haile Plantation Condominium Association, Inc.

Board of Directors Meeting

November 21, 2016

Approved

Links Clubhouse

## Call to order/Roll Call/Determination of Quorum

Diane called the Board of Directors meeting to order at 6:03 pm and a quorum was established with Diane McAlhany, Ron Bunker, Tom Hamilton and Ellen Snyder attending. John Crowley participated via speaker phone. Also present were owners Elaine Heinrich, Sylvia Harper, Patty Cintron. Jeanne Wilbar and Joyce West. Also present was Kathy Houchins CAM Mgr. Stan Carrier, Maintenance was out of town for the holiday.

## Proof of Notice

Notice was evidenced by posting on bulletin board and by signage posted on Friday, November 18, 2016.

## Reading of Minutes

*Motion was made by Ellen with a 2<sup>nd</sup> by Ron to approve the October 24, 2016 Minutes with corrections to the next meeting date. Motion passed unanimously.*

## Reports of Officers

Presidents Report – Diane reported that she was very delighted in the response from the owners regarding the sprinkler retrofit proxy vote. She sent a personal message out to all the owners thanking them for being so responsive.

Treasurer's Report – Ron reviewed the financials and commented that we were financially in good shape and that the reserves accounts total over \$651,000. This puts the Association in good stead for future expenses. Additionally, he will be seeking another bank to open a new reserve account as we are dangerously close to the FDIC limit of \$250,000. He will have some recommendations for the Board at the January meeting.

## Committee Reports

Landscape Committee – No report at this time.

Compliance Committee – Elaine stated she concentrated on the entry doors with bubbles in the paint and some missing the kick plates and that she only had a few other items that needed attention. Overall, owners are taking care of items that need attention. Kathy will put together a standard paint option for owners wishing to paint their doors and she will also get pricing for others to do this work on behalf of the owners. The Board will approve the standards prior to being sent out to the owners with their notice to paint their doors.

### Manager and Maintenance Reports

Manager Report (Attached to these minutes) –

The LOMA has been approved and we have a copy on file. The owner who needed this done has been notified

Dead trees removed after receiving approval from HPW.

Diane has executed the agreement to revamp the waterfall area after obtaining more definitive explanation as to the scope of work to be done.

Perry Roofing has completed the roof ridge vent work.

Accounting – Only 1 owner remains in the A/R delinquent list. This is incredible due to the 200 owners of the property. There are 58 owners who have prepaid their dues in advance. Because of good collection practices the operating account is in excess of \$200,000 and management is recommending the removal of \$80,000 and to have it placed in the new reserve account to be secured by Ron.

Kathy presented Stan Carrier's new maintenance agreement. The small increase has already been approved in the adopted budget and this is the execution of the agreement based on those terms.

#### Maintenance Report

Stan reports on various items as outlined on the report attached to these minutes.

Beam Repairs – current project is on schedule. There are only 5 more beams to be completed and the project will be done.

Bldg O has landscaping issue and the resident owner neighbor behind Bldg. O has requested that a 60' hedge be put in place to help resolve the issue. Tom Rohs, President of HPW has viewed the situation and aided in have the neighbor sign an agreement to pay for 50% of the 7 Gallon containers of Viburnum to be used to create the hedge. Additional work will be to bury the existing sprinklers placed when new trees were planted several years ago. Cost for the project will be \$670.00 (which includes the neighbors contribution of \$320). ***Motion was made by Tom to approve the \$670.00 to put in the barrier hedge as presented. 2<sup>nd</sup> was made by Ron. Motion passed unanimously.***

Rotted wood – continuing to work on these areas.

Cross Ties work has been completed.

Page -3-

Links Board of Directors Meeting

November 21, 2016

GRU has come to the property to replace several burned out street lights and Stan is replacing exterior lights that are reported.

Nader's Pest Control – Diane executed the agreement to eradicate flying squirrel in Bldg. J and to seal the entry to the building.

### Old Business

None

### New Business

Review that there were 150 YES Proxy votes relating to the sprinkler retrofit. The information will be sent to the attorney to prepare the Waiver form that will need to be recorded in the county.

### UPCOMING MEETING DATES:

THE ANNUAL CHRISTMAS OPEN HOUSE – THURS. DEC 1, 2016 AT 6:00 PM

### Other

Elaine stated that there is an issue with the door of the compactor and that it needs to be looked at. Kathy will contact the company to see what can be done.

### Next Meeting

Board stated that the Annual Meeting will be on Monday, January 9, 2017 at 6:00 pm at the Clubhouse. The next Board meeting will immediately follow. Existing Board members are willing to remain on the board if no one else steps forward by December 5, 2016.

### Owner Comments

Question was raised about screens for upstairs balconies. Can't be done unless everyone agrees.

### Adjournment

The meeting was adjourned at 6:35 pm.

MINUTES APPROVED ON January 9, 2017

Board Meeting 11-21-16

### TASK ASSIGNMENTS

:

- 1) KH – Put together front door paint standards for board review and approval
- 2) KH – Contact Fla Express Environmental to look at compactor door
- 3) Stan – Proceed with hedge work to be done behind Bldg O
- 4) Stan – Put together list of remaining wood rot issues to be looked at in 2017

