

# The Links at Haile Plantation Condominium Association, Inc.

Board of Directors Meeting

March 28, 2017

Approved

Links Clubhouse

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

Diane called the Board of Directors meeting to order at 6:30 pm and a quorum was established with Diane McAlhany, Ron Bunker, John Crowley and Ellen Snyder attending. Also present Tom Eaton and Stan Carrier, Maintenance.

## Proof of Notice

Notice was evidenced by posting on bulletin board and by signage posted on Friday, March 24, 2017.

## Reading of Minutes

*Motion was made by Ron with a 2<sup>nd</sup> by John to approve the February 28, 2017 Minutes as presented. Motion passed unanimously.*

## Reports of Officers

Presidents Report – Diane discussed the need for residents or renters to pick up after their pet. Diane has created a note that can be posted on residents doors, asking that they keep an eye out for those residents that do not pick up after their pet. It was also noted there is a dog that consistently barks during the day in unit 39.

Treasurer's Report – Ron reviewed the financials and commented that we were financially in good shape. 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 April meeting.

Ron made the following motions-

1. Motion for Board to approve and accept the 2016 audit report from Reddish and White. Seconded by John, carried 4-0
2. Motion to reimburse new golf cart cost from Harbor Community Reserves to operation in the amount of \$7,888.57. Seconded by John, carried 4-0.
3. Motion to reimburse old golf cart sale from operating to Citizens State Bank Reserves in the amount of \$1,500.00.
4. Motion to reimburse side walk repair from Harbor Community Reserves to operating in amount of \$3,540.00. Seconded by Ellen, carried 4-0.

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### Committee Reports

Landscape Committee – Vicki Cotto was unable to attend the meeting. Diane read Vickie's landscape report.

Compliance Committee – Compliance letters were not sent this month.

### Manager and Maintenance Reports

Manager Report –Conversion from Quick Books to Tops has been completed. Introductory letters have been sent to all owners. The contract to enhance the park area has been signed and work should start hopefully by April 10, 2017.

Maintenance Report (Attached to these minutes) - Stan reports on various items as outlined on the report attached to these minutes. John moved to approve the proposal from Alan Spears to do concrete work, seconded by Ellen, carried 4-0. The current bench at the park cannot be matched. At this time the Board has decided to stay with the original proposal that includes one new bench.

Diane discussed a residents concern about the water stains left on her second floor windows. After discussion, Diane asked management to get 2 estimates to clean the windows. Diane said if any other resident asks to have their windows cleaned by the association; the resident(s) will have to provide picture proof of their windows and each will be considered on a case by case basis.

**New Business**-Diane presented a requested by a resident to purchase an encumbent bike to be placed in the work out room. Research will be done and presented to the Board for consideration.

### Old Business

None

### New Business

None

### Next Meeting

The next Board meeting will be held on Monday, April 24<sup>th</sup>, 2017

### Owner Comments

None

### Adjournment

The meeting was adjourned at 7:30 pm.

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

Board Meeting 3-2017

TASK ASSIGNMENTS

:

- 1) Get 2 bids to wash windows
- 2) Stan – Put together list of remaining wood rot issues to be looked at 2017