

The Links at Haile Plantation Condominium Association, Inc.

Board of Directors Meeting

May 23, 2016

Approved

Links Clubhouse

Call to order/Roll Call/Determination of Quorum

Diane called the meeting to order at 6:03 pm and a quorum was established with Diane McAlhany, Tom Hamilton, Ron Bunker and Ellen Snyder attending. John Crowley is back in Vermont and due to technical difficulties we were unable to connect with him. Also present were owners Elaine Heinrich, Brad Bailey and Jeanne Wilbar. Also present was Kathy Houchins CAM Mgr and Stan Carrier, Maintenance.

Proof of Notice

Notice was evidenced by posting on bulletin board and by signage posted on Friday, May 20, 2016.

Reading of Minutes

Motion was made by Tom with a 2nd by Ron to approve the April 25, 2016 Minutes as presented. Motion passed unanimously.

Reports of Officers

Presidents Report – Diane reported that she didn't have anything new to report but had some questions on some agenda items that she will address later in the meeting.

Treasurer's Report – Ron reviewed the financials and commented that funds in the BBVA Compass Bank account had exceeded the FDIC limit and therefore funds needs to be moved to another account. ***Motion was made by Ellen with a 2nd by Tom to move \$46,697.24 out of the BBVA Compass Reserve Account and to deposit it into the Harbor Bank Reserve Account. Motion passed unanimously.***

Additionally, it was discussed that Kathy and crew need some assistance in setting up the financial reports in a format that is more in line with how the Board wishes to see the reports. Kathy suggested using Kara Wainright with Reddish and White CPA Firm (company that does the Links annual audits). ***Motion was made by Tom with a 2nd from Ellen to support the use of Kara Wainright in setting up the financial formatting as requested. Motion passed unanimously.***

Committee Reports

Compliance Committee – Elaine provided her report and that many owners have been getting their violations corrected. She will review some blinds issues that have been brought to her attention and let Kathy know about adding them to the report.

Landscape Committee – Vicki Cotto was unable to attend. She had reported to Kathy that the committee is reviewing some additional plantings to be done and will provide to the Board at next month. This will be paid for via the funds in the BBVA Landscaping Account that totals approx.. \$1,770.

Manager and Maintenance Reports

Manager Report (Attached to these minutes) – Items requiring attention or direction from the Board are:

Issue regarding 116 which was flooding in the unit from a broken pipe inside the wall. ***Motion was made by Diane with a 2nd by Ron to pay GRR for the work done in this unit. Motion passed unanimously.***

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Signs: The Board reviewed the spreadsheet as to various options in replacing the 13 existing signs throughout the property that were riddled with Woodpecker holes. ***Motion was made by Tom with a 2nd by Ellen to accept the proposal as submitted by Cardinal Signs for the 2: HDU standard finish 3-dimensional signs in the new sign form at a cost of \$4,409.60. Motion passed unanimously.***

The other items on the report were reviewed but were for informational purposed only. No further action was taken.

Maintenance report – (Copy attached to these minutes) – Stan reported on items as recapped below:

Roof Cleaning – Perry Roofing has completed the work

Pool Deck – has been completed

Pressure washing of bldgs. – Rob Robinson will complete this week

Bldg Z – Lawn work done – sidewalk to be done in the next week

Irrigation – still replacing squirrel damaged heads

Road – Roundabout has been painted

Drain System – Bldg FF – work will be completed this week

RV/Boat parking fence – inside to be painted and completed in the next week

Wood Rot – had completed window work but recent rain proved additional windows need work.

Soffit Cleaning – Stan worked with Rob Robinson in doing the testing of several areas to see if hand cleaning will do the required clean up. It proved to be successful. Rob and Stan measured and determined that there is 1,000 lineal feet of soffit to be cleaned. Rob Robinson submitted his proposal to hand clean 1,000 lineal feet of soffit. Cost to be at \$6.50 per LF plus the cost of the lift at \$3,500. Total cost \$10,000. ***Motion was made by Ellen with a 2nd by Ron to approve Rob Robinson's proposal to clean the soffits for \$10,000. Motion passed unanimously.***

Old Business

A review of the existing Rules and Regulations Handbook was conducted. Changes had been highlighted and each area was reviewed. Additional changes were made to the 7. Exterior Appearances (h) Entry Doors. The additional language to be added is: When door hardware is to be replaced, brushed nickel is to be used matching the kick plate. All other changes are in alignment with the Amendments being made to the governing documents.

New Business

The Amendments to the Documents process has been completed. The Board would like to review all the amendments to be made with the owners and chose 5:30 to 6:00 on June 27, 2016 as an opportunity to review the amendments with the owners prior to the vote. The vote on the amendments will be taken and counted at the July 25, 2016 meeting.

Next Meeting – Regular Board meeting to be held June 27, 2016 at 6:00 pm

ADJOURNMENT

With no further business to come before the Board the meeting was adjourned at 7:20 pm

Respectfully submitted by
Kathy Houchins, CAM

MINUTES APPROVED- 6-27-16

LINKS AT HAILE PLANTATION

5-23-16 – LINKS BOARD MEETING

TASK LIST

- 1) KH. Contact HPW about request on sign (Sent to Tom Rohs)
- 2) KH. Prepare paperwork to have new signs done as approved
- 3) KH. Begin re-print master for Rules & Regulations Handbook
- 4) KH – Mail out amendments for owner review at June 27, 2016 meeting
- 5) KH. Contact Alachua Co. Sheriff's ofc about sending a Deputy to talk about safety issues. (winter)
- 6) KH. Prepare cleaning agents list for ceilings on porches
- 7) Stan - Contact Rob Robinson about doing soffit cleaning as approved by board
- 8) Stan – Complete painting of interior of RV/Boat parking fence
- 9) Stan – Review with electrician's about separate metering of garages