

# The Links at Haile Plantation Condominium Association, Inc.

Board of Directors Meeting

June 27, 2016

Approved

Links Clubhouse

REVIEW OF THE AMENDMENTS AT 5:30 (PRIOR TO BOARD MEETING) – No owners were present therefore the Board reviewed the final draft of the amendments, the cover letter and the Limited Proxy to be used for the vote. All were approved as presented and Kathy will get these items mailed out to the owners on Thurs. June 30, 2016. The vote will be taken prior to the July 25, 2016 Board meeting.

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

Diane called the Board of Directors meeting to order at 6:00 pm and a quorum was established with Diane McAlhany, Tom Hamilton, Ron Bunker and Ellen Snyder attending. John Crowley participated via speaker phone. Also present were owners Elaine Heinrich and Vicki Cotto. 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, June 24, 2016.

## Reading of Minutes

***Motion was made by Tom with a 2<sup>nd</sup> by Ron to approve the May 23, 2016 Minutes as presented. Motion passed unanimously.***

## Reports of Officers

Presidents Report – Diane reported that she didn't have anything new to report.

Treasurer's Report – Ron reviewed the financials and commented that additional reserve funds have to be reimbursed to the Association operating account. Total due to operating (from reserves) is \$75,352.81 of which \$64,820.89 has been reimbursed in June. ***Motion was made by Ron with a 2<sup>nd</sup> by Tom to approve the additional transfer of \$10,531.92 from reserves to operating. Motion passed unanimously.***

Additionally, Kathy advised the Board that Kara with Reddish and White CPA's did visit with her accounting department and there are still some issues to be resolved. Kathy is attempting to set up a conference call with Kara, John, Ron and Kathy along with Gail from Kathy's office. She will keep the Board informed as they move through the process of getting the financial reports in a better format for everyone.

## Committee Reports

Landscape Committee – Vicki Cotto reported that the committee has met with Dan's Lawn Service and has not received their requested proposal yet for plant some items near the garages and for some color plants in other locations. She will provide that to the Board once she has it. This would be paid with the funds in the BBVA Compass Landscaping account.

Compliance Committee – Elaine provided her report and said her focus this month was on the window screens. Many need replacing. Discussion was held regarding the 20x20 mesh and the board agreed that it will relax that requirement and agreed to allow the 18x14 standard mesh – still Charcoal in color. Elaine is gathering the names of some companies that can redo the screens so that these can be provided to owners when the notice is sent out.

### Manager and Maintenance Reports

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

Allan Spears Proposal – Concrete sidewalk repairs – Cost \$3,071. *Motion was made by Tom with a 2<sup>nd</sup> by Ellen to approve this work but to make sure that “salt application” is added to the contract. Motion passed unanimously.*

CRR Notifications – Update – Kathy reported that 138 violation letters had gone out and that all but 1 were attended to by the owners. The outstanding “1” is a unit that is in foreclosure.

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:

Wood rot replacement is still in progress

Bean work – Units 113 and 121 are completed and the final inspections were done today

Compactor handrail was painted

Security Lights – trees have been trimmed and more light is reaching the ground

Bldg Z – new drainage is working perfect

Garage light bulbs – replaced several that were burned out

SnG Paving – on property and completed some redo coating areas and painted the yellow striping in front of clubhouse and by cart path. They will be back to complete the work.

Chlorinator Box – Stan built new box. Looks good

Sprinkler heads – still replacing what the squirrels chew up.

Soffit Cleaning – Tom inquired as to when this work would be finished. The best estimate will be about 2 weeks. The end product is that the soffits are coming clean and look 100% better.

### Old Business

Diane checked with Ron about another new reserve account. Ron advised Board that with the reimbursement to operating reducing the reserve account there is no push at this time to secure a new account. AND, rates are not good so he will be checking this out in the future.

### New Business

None

Next Meeting – Regular Board meeting to be held July 25, 2016 at 6:00 pm

### ADJOURNMENT

With no further business to come before the Board the meeting was adjourned at 6:35 pm

Respectfully submitted by  
Kathy Houchins, CAM

MINUTES APPROVED- 7-25-16

TASK LIST

- 1) KH – Mail out cover letter and proxy vote form 6-30-16 for vote on amendments
- 2) KH – Get meeting set up with Kara, John, Ron and Gail with KH to review financial reports
- 3) KH - Contact Alachua Co. Sheriff's ofc about sending a Deputy to talk about safety issues. (winter)
- 4) KH – Gather info on replacing screens from Elaine and mail out notices to owners
- 5) Stan - Contact Allan Spears about concrete sidewalk work – need to add salt to contract
- 6) Stan – Stay on SNG to complete asphalt coating work
- 7) Stan – Review with electrician's about separate metering of garages