

The Links at Haile Plantation Condominium Association, Inc.

Board of Directors Meeting

July 25, 2016

Approved

Links Clubhouse

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, Ron Bunker and Ellen Snyder attending. John Crowley participated via speaker phone and Tom Hamilton was out of town and unable to attend. Also present were owners Elaine Heinrich and new owner Naney Myrick (Unit 151). 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, July 15, 2016.

Reading of Minutes

Motion was made by Ron with a 2nd by Ellen to approve the June 27, 2016 Minutes as presented. Motion passed unanimously.

Reports of Officers

Presidents Report – Diane reported that she didn't have anything new to report except that the people she has been talking with such as Links residents, owners and others from within Haile Plantation have all commented on how nice the Links property is looking.

Treasurer's Report – Ron reviewed the financials and commented that financially the property financial condition is very sound after 6 months into the year. All projects have been paid for and there is still \$125,000 in the operating account. Additionally, he is still working with John Crowley, Kara from Reddish & White Accounting Firm and Kathy and her bookkeeper to get the balance sheet to provide reports the way he and John would like to see them. Hopefully this will be soon.

John asked Kathy about some items listed on the Maintenance – Repairs category. There was an item that requires Board approval to reimburse the Association operating from the reserves. ***Motion was made by John with a 2nd from Ron to have the reserve funds reimburse the operating account \$3,800 for the cost of the sidewalk repairs made by Allan Spears Co. Motion passed unanimously.***

Committee Reports

Landscape Committee – no report was given

Compliance Committee – Elaine stated she was giving everyone a break and that there was no report to be given for July.

Manager and Maintenance Reports

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

Tree Removal – Kathy reported that HPW has given permission to cut down the trees that have been reported as dead. She is awaiting the final proposal from A & S who will not be on property until tomorrow. Upon receipt she will forward to the Board for review along with the Skyfrog proposal.

Flood Insurance – Owner of I45 has requested Flood Insurance coverage as her lender is requiring it. FEMA has done a new map in the area and Building I falls within that new area that needs coverage. Kathy showed the Board that exceptions called LOMA (Letter of Map Amendment) have been secured by others that have fallen within that same area and feels that the Board has a good chance of obtaining that LOMA which would eliminate the need for insurance on that building. The cost to insurance that building is \$5,810 per year.

Motion was made by John with a 2nd from Ellen that the Board authorize Kathy Houchins to pursue obtaining the LOMA for Building I. The anticipated cost is \$180 plus \$150 for the rush order so that the process can be moved forward quickly. Motion passed unanimously.

Satellite Dish request – Owner R105 – has submitted a request for approval of placing a satellite dish on the back side of her unit R105. She provided a picture of the where the dish will be placed and it meets the requirement that it is to be hidden from view. ***Motion was made by Ellen with a 2nd by Ron to approve the request. Motion passed unanimously***

Kathy read an email letter received that afternoon from Owner of J50 requesting a refund of assessments due to the change in the amounts on the garages. The board held discussion and agreed that there was no refund to be given and that Diane would provide a response back to the owner.

Kathy also did a brief recap of the Arana Bros progress report on the beam replacement project.

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

Bldg Z – concrete work has been completed

Irrigation System – has been inspected and heads corrected or replaced where necessary

Pool fence has been washed

Beam repairs – proceeding as normal

Rotten Wood – continuing to find areas that need attention. Cost so far within budget

Garage Door #37 replaced due to someone backing into it. Cost savings of \$300 with new vendor.

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.

Window Replacement request – Owner of EE182 has submitted a request to replace her windows with Pella Windows as outlined in Board specifications. ***Motion was made by John with a 2nd by Ellen to approve the request. Motion passed unanimously.***

Old Business – None

New Business

Due to an insufficient amount of proxy forms received to date, the Board will wait until the August meeting to count the proxy votes. Kathy has a list of owners who live on property and Diane will provide a notice to be included and a copy will be delivered to each door to see if getting more proxy forms that way will work. Additional mailings will need to be done as well. There are 65 proxy forms on hand to date and we need 134.

Next Meeting – Regular Board meeting to be held August 22, 2016 at 6:00 pm

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Board of Directors Meeting
July 25, 2016

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- August 22, 2016

7-25-16 – LINKS BOARD MEETING

TASK LIST

- 1) KH – Get note from Diane for proxy vote and have Stan place on particular doors
- 2) KH – Get meeting set up with Kara, John, Ron and Gail with KH to review financial reports
- 3) KH – Send out new notices via email or snail mail for proxy count to be done at August meeting
- 4) KH – Do draft of letter to Del Small and get final from Diane then send to Mr. Small
- 5) KH - Contact Alachua Co. Sheriff's ofc about sending a Deputy to talk about safety issues. (winter)
- 6) KH – Obtain info on replacing screens from Elaine and mail out notices to owners
- 7) Stan - Get price from A & S on tree cutting and then send to Board
- 8) Stan – Stay on SNG to complete asphalt coating work
- 9) Stan – Review with electrician's about separate metering of garages

LINKS AT HAILE PLANTATION