

The Links at Haile Plantation Condominium Association, Inc.

Board of Directors Meeting

April 24, 2017

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 Board members Diane McAlhany, Ron Bunker, John Crowley, Tom Hamilton and Ellen Snyder attending. Also present Tom Eaton of Guardian Association Management and Janet Waters and Jim Stewart from Ameris Bank

Proof of Notice

Notice was confirmed by signage posted at the Links Clubhouse office on Friday, April 21, 2017.

Reading of Minutes

Motion was made by Diane with a 2nd by Ron to approve the March 27th, 2017 minutes as presented. Motion passed unanimously.

Reports of Officers:

President's Report – Diane discussed the situation of packages for residents being left in the fitness area. Residents have advised the office that their packages, after being delivered to the fitness area, have disappeared. To help alleviate this problem, the packages were moved into the office area; however residents were not happy as they could only pick up their packages between the hours of 8:30 am and 4:30 pm.

Guardian expressed concern that when packages had to be signed for, employees of Guardian who were in the office would sign for packages, and this would then make Guardian liable for the packages should they be picked up by someone other than the rightful owner.

After discussion, the board agreed to stop accepting packages for the residents and to advise the Postal Service, Fed Ex and UPS to deliver the packages to the resident's door.

A notice was placed on the front door of the Clubhouse office, the fitness entrance door and the mail box stating effective immediately all packages will be delivered to the residence. The notice also asked that residents that currently have packages in the fitness center to please pick them up. The office will call the residents who have not stopped in to pick up their packages.

Treasurer's Report – The March financials were not available in time for the meeting. Prior to this meeting, Ron had met with Janet Waters, Branch Manager for Ameris Bank on Archer Road. Their discussion centered on a program available called CDARS, which stands for Certificate of

Deposit Account Registry Service. This program allows associations like The Links, who have more than \$250,000.00 on deposit with Ameris, to invest a minimum of \$10,000.00 up to \$250,000.00 into a CD held in another FDIC insured bank. One of the benefits of the CDARS program is that it reduces the number of times you need to travel to a bank in order to open another account within Gainesville. John asked Janet if there was a minimum quality rating that the banks in the CDARS network must have. Janet will get the answer and get back to Ron.

Ron discussed putting \$230,000.00 into the CDARS account. Ron asked for a motion to close both accounts at Compass Bank. Moved by John and seconded by Ellen to approve Ron's motion which was carried 5-0.

It will take 2 signors to start the CDARS account, however, it was suggested that 3 board members sign on the signature card. Reason being, it will take 2 signors to negotiate the CD, and if one signor is unavailable, the other board member could sign. Those signors are Ron, Diane and Ellen.

Committee Reports

Landscape Committee – Vicki Cotto discussed the ongoing landscaping and mentioned she noticed several plants that appear to be dead. Prior to replacing these plants, Vicki will check with Stan on the irrigation.

Compliance Committee – Letters will be sent to 10 owners this week.

Manager and Maintenance Reports

Manager Report – Management has responded to 3 leaks in the last 2 weeks.

Maintenance Report – Stan's report was provided to the Board. (A copy is attached to these minutes)

Old Business – Diane is still looking into the cost of the recumbent bike.

New Business – The board reviewed the proposal from Arana Brothers to replace the beam at D-22. Motion by Tom and seconded by Ron to approve the bid. Motion carried 5-0.

Diane discussed what items can be added to The Links web-site provided by Guardian. Items that can be added include meeting minutes, community documents that include rules and regulations and financials. Diane asked if this can be set up soon and to communicate with the residents when the site is available.

The Board reviewed bids to replace the damaged wooden fence that is located on Golf Course property. The Board agreed not to replace the fence. Stan will be asked to look into repairing the fence so that the cross rails do not fall out.

Management was asked to contact the Leak Detection Company, concerning the leak in the pool.

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Next Meeting

The next Board meeting will be held on Monday, May 22th, 2017 at 6 PM in the Links Clubhouse.

Owner Comments

None

Adjournment

Diane made the motion to adjourn the meeting and with no further business to address, the meeting was adjourned at 7:30 pm.

MINUTES APPROVED ON _____