

**COLONIAL LINKS VILLAS ASSOCIATION BOARD OF DIRECTORS MEETING**  
**January 19, 2015**  
**MINUTES**

1. President Helen Blatt called the meeting to order at 5:00 p.m. Also in attendance were: Mike McCampbell, Vice President/Secretary; Frank Carlin, Treasurer; and Dick Jacobs, Director at Large. Kerry Black from Resort Management was also in attendance.
2. A quorum was established.
3. **Approval of Minutes (November 17, 2014):** Dick Jacobs moved (second by Frank Carlin) to approve the November minutes. Motion passed unanimously.
4. **Treasurer's Report/Delinquency Report:** Frank Carlin reported that, as of January 15, 2015, the Operating Account had a balance of \$95,685.75 and the Reserve Account had a balance of \$338,550.23. Delinquencies amounted to \$11,648.48, approximately half was due to 12 homeowners being late in paying their quarterly maintenance fees. The Treasurer's Report was approved unanimously after a motion by Mike McCampbell and a second by Dick Jacobs.

Frank Carlin also reported that he had some issues with the Florida Community Bank (holder of 3 association CDs) in addressing the ongoing problem with a discrepancy in interest reported to Resort Management. After several discussions with the bank, the bank finally provided the required information. He then developed a spreadsheet, met with Meredith at Resort Management, and has finally resolved the issue.

The Board thanked Mr. Carlin for his diligence and hard work in resolving the issue.

**OLD BUSINESS**

5. **Lawn/Tree Maintenance:** Greenscapes proposal #78703 (\$2,970) for palm trimming in 2015 was approved unanimously after a motion by Mike McCampbell and a second by Frank Carlin. The proposal showed that the community has 96 Queen Palms and 96 Sabal Palms.
6. **Irrigation:** Nothing to report.
7. **Roof Cleaning: Blastmasters Proposal:** Dick Jacobs reported that Blastmasters did an excellent job, with three crews cleaning 18 building roofs in 2.5 days, and repairing 83 broken tiles.
8. **Homeowners Liability Insurance:** Mike McCampbell moved (second by Dick Jacobs) to send all homeowners a letter, reminding them that the Colonial Links Villas documents, Section 9, "Insurance and Condemnation," , Section 9.1.1, paragraph 2,

requires each homeowners to have comprehensive liability insurance not less than \$300,000 per occurrence for personal injury and property damage. Motion approved unanimously. Ms. Black will draft the letter for Ms. Blatt's signature.

**9. Roof Replacement.** This issue was tabled until the next monthly meeting.

**NEW BUSINESS**

**None**

**COMMENTS/QUESTIONS:** The homeowner at 1901 Crestview Way asked who is responsible for paying for broken roof tiles. Ms. Blatt responded that the cost is covered by the Association in the roof cleaning contract with Blastmasters.

**ADJOURNMENT:** The meeting was adjourned at 5:35 p.m. after a motion Dick Jacobs and a second by Mike McCampbell.

**DATE FOR NEXT MEETING:** February 16, 2015, at 5 p.m. The Annual Meeting will be March 16, 2015.