

**COLONIAL LINKS VILLAS ASSOCIATION BOARD OF DIRECTORS MEETING**  
**February 16, 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. Note: Bill Hollowsky, Director at Large, arrived at 5:20 p.m.
2. A quorum was established.
3. **Approval of Minutes (January 19, 2015):** Dick Jacobs moved (second by Frank Carlin) to approve the January minutes. Motion passed unanimously.
4. **Treasurer's Report/Delinquency Report:** Frank Carlin reported that, as of February 16, 2015, the Operating Account had a balance of \$95,238.37 and the Reserve Account had a balance of \$346,828.98. Delinquencies amounted to \$5,550.95. The Treasurer's Report was approved unanimously after a motion by Mike McCampbell and a second by Dick Jacobs.

Frank Carlin also reported that, once again 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. He was able to resolve the issue via a telephone call to the bank and a discussion with a teller, who sent him a report with the correct information.

**OLD BUSINESS**

5. **Lawn/Tree Maintenance:** Greenscapes proposal #79351 (\$300) for flush cutting and removing a queen palm was approved unanimously after a motion by Frank Carlin and a second by Dick Jacobs. The increased cost for this removal was due to the location of the tree—close to a house.
6. **Irrigation:** Kerry Black reported that the rain sensors appear to be working well.
7. **Roof Reserve Fund:** Bill Hollowsky presented an in-depth spreadsheet that depicted future roof reserve fund shortfall scenarios. He also advised the board that there are experts who conduct studies of homeowner associations' budgeted reserves and provide input on future reserve fund allocation. Bill Hollowsky motioned (second by Frank Carlin) to direct Kerry Black, Resort Management, to seek three bids to conduct a reserve fund analysis for our association. Motion passed unanimously.

## **NEW BUSINESS**

- 8. Pool Renovation and Repair:** Dick Jacobs reported that the Crestview Pool Committee has received and accepted a bid of \$29,950 from Hydrotech Pools, Inc., to perform numerous, badly needed repairs and renovations to the pool deck, spa, and bathrooms. Work is scheduled to begin in late May 2015

**COMMENTS/QUESTIONS:** None

**ADJOURNMENT:** The meeting was adjourned at 5:55 p.m. after a motion Frank Carlin and a second by Bill Hollowsky.

**DATE FOR NEXT MEETING:** March 16, at 5 p.m. (Annual Meeting)