

Association Meeting Minutes for Links at Emerald Dunes

Board Meeting January, 2025 (Zoom)

5:11pm Meeting call to order by Nabil

Quorum of the board was established; Nabil and Terry present via zoom

5:14pm Motion by Nabil to approve the minutes from the prior meeting 12/4/2024 second by Terry

5:15pm Community Update

Callbox- Management shared with the board that the callbox has been failing and currently cellgate which is the callbox provider has ordered another part that will be FedEx and delivered so that the gate company can install it. In the meantime, the guest lane remains open. Because of the frustration by the gate company ACME Gates has offered the association to do a free installation for labor and presented the proposal for a new system for MyQ and got a discount to \$2,800.00. The board asked management to send the new box information for them to review the system. Management also informed the board that we were able to obtain a month credit of service for the inconvenience from Cellgate.

CPA- management shared the new engagement letter and was sent to the board for sign off so that the CPA can do the 2023 report.

Resident issues- management shared with the board the issues with unit 701 that is affecting another unit. Based on the proof the board asked management to send a letter of violation for failure to pick up after their pet and disposing properly

Unit 2301- drainage problem management shared that Shenandoah will be going out to see what can be done and what they would recommend. Nabil shared his idea of building a drainage and asked management to share those pictures with vendors to see if that can be done.

Front entrance- Jennifer shared that the front sign letters are starting to come off and fading away board asked for proposal to refresh the signs.

Tot Lot- manager asked the board if this project can be considered since the park items are original. The board gave the authority to obtain proposals.

New Business- None

Next meeting will include Tot lot proposals, pool

5:52pm Motion to adjourn by Nabil second by Terry. Meeting Adjourned