

**Association Meeting Minutes for Links at Emerald Dunes
Board Meeting May 29, 2025 (Zoom)**

1:05pm Meeting call to order by Nabil

Quorum of the board was established, Nabil and Terry

1:07pm Motion by Nabil to approve the meeting minutes from the last meeting 3/22/25 second by Nabil

1:08pm Board Appointment- Nabil shared that due to Nick stepping down there is vacancy on the board and the board will be appointing a new member.

1:10pm Motion by Nabil to appoint Dahlia Chalati to the board of directors second by Terry and Dahlia accepts the position

1:11pm Vendor Project

Drainage- manager shared that this project was approved at the last meeting and project of the French drain at the unit 2301 has been completed. As well it has rained since the drain was put in and so far, is holding up.

Parking Stones- broken stones were replaced through the community based on the All county survey and maintenance did the work to save some money

Playground- Jennifer presented the proposal from Franky Painting to do repairs and paint the playground. Manager and Jennifer shared with the community that other proposals that were obtained for a replacement of the playground exceed 50k. The board at that time decided to replace what is needed and freshen up the other park items we already had. Based on the feedback from residents at the meeting, they agreed to utilize what we currently have. The board asked Jennifer to go back to the vendor and revised the proposal to give more detail in the type of paint, and what items will be fully replaced.

All county – manager shared that the revise proposal for the curve concrete and asphalt repair was submitted from All County for \$10,620. The parking stones were completed by maintenance helping reduce the cost for the community.

1:15pm Motion by Nabil to approve All County revise proposal second by Terry and Dahlia in favor

Security Update- manager explained to the board the issues with the callbox such as; system not connecting and opening the gate. Cellgate has been out multiple times to meet with the gate company to trouble shut the problems and installation of new parts and even with that the system still not running properly. The gate company Acme has been a great vendor so far to the community with no charging extra hours to meet with the cellgate provider. The manager

presented the revised proposal to switch out the callbox to MYQ system for \$3,460.50 from the original price of \$7,017.06 and went over a bit of what the app will offer to the residents. The board will be able to set limitations on the app to continue to have control and be able to track who is coming into the community. The board will set these limitations later before the new box goes into effect.

1:29pm Motion by Nabil to approved ACME gates to switch the callbox second by Terry and Dahlia in favor.

Columns - sample column was done for the water proofing, and the manager shared the pictures on the screen. The manager explained that the columns will need water proofing as the old red color was resurfacing and the new color paint in areas were peeling. Due to the fact that this is happening with the paint management it was able to get Sherwin Williams to give the paint at no cost and the association will only have to cover the labor cost. Rocco Renovations submitted their proposal for \$7000 to re-do the columns.

1:32pm Motion by Nabil to approve the column project second by Terry and Dahlia in favor.

Other Items

Fences- the manager shared that maintenance and Jennifer are continuing to repair the fences on the back, some are repaired, and some have been fully replaced.

Open floor- board and management took comments and questions from the floor.

1:58pm motion by Nabil to adjourn second by Terry and Dahlia in favor. Meeting adjourned.