

**Association Meeting Minutes for Links at Emerald Dunes  
Board Meeting March 21, 2025 (Zoom)**

3:45pm Meeting call to order by Nabil

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

3:46pm Motion by Nabil to approve the minutes from the prior meeting 12/4/2024 second by Terry

**3:47pm Community Update**

**Drainage-** The manager shared that Shanandoah Construction went to look at the drainage problem by 2301 however at this time they will pass on the job.

PBL Landscaping provided the association to regrade the slope and do a deco drain

3:50pm Motion by Nabil to approve the proposal by PBL second by Terry

**Playground-** Manager presented the 2 proposals for the replacement of the Tot Lot.

Hitching post-proposals were broken down for the removal, and replacements

\$30,025.58 no removal, \$33,481.68 with removal and just removal \$3,456.10

Byo Recreation- they did the proposal for the new slides and swing set for a total of \$14,670.01- manager will check if they are including permits and removal

The board asked the manager to see if they can offer the possibility of keeping the structures and replacing the slides and the same for the swing set. The one item to fully replace is the up and down bar and try to keep cost to at least \$10,000

Seal Coating- manager presented the proposal from All County to do the seal coating, stripping, asphalt repair and concrete repair. After much discussion the board decided that they will do the seal coating next year but will be doing the asphalt repairs and concrete. In the meantime, they will have the maintenance tech replace some of the parking stones that are broken and have him stencil and strip some of the faded ones.

4:20pm Motion by Nabil to hire All Counting to do the asphalt, curve concrete repairs and for maintenance to do the stripping second by Terry

Main Entrance Sign- the letters that had come off were temporarily repair however vendor can't make it since the letters have been there now for a couple of years. Nabil asked the vendor to give both quotes' letters as the current sign is and a plate with the name of the community with led lights on the back.

New Business- None

4:24pm Motion to adjourn by Nabil second by Terry. Meeting Adjourned