

# Linkside Homeowners Association

Approved

Minutes of Board Meeting- June 11, 2025

## **Board Members Present:**

Susan Delmerico, Yesenia Perez, Susan Dawood (via phone), Erin Kofoed, Nadya Levine, CS Foltz

## **Directors Absent:**

Jacob Hockman

## **Homeowners Present:**

Leo Dorado

## **Meeting called to order:**

6:37 pm by Perez at the Jacksonville Public Library, 10599 Deerwood Park Blvd

## **BOD Meeting Minutes:**

- Meeting minutes from May approved for distribution via push email through the website with all edits made previously through email communication.

## **Presidents Report:**

## **New Business:**

- Overview of the July release of the newsletter (Quarter 3). Dorado family chosen for pet of the quarter (Scooby). 7822 Linkside chosen as yard of the quarter. Perez was highlighted as resident of the quarter. All other Newsletter articles approved. Perez to print a hard copy of the newsletter, Dorado to distribute to mailboxes.

## **Old Business:**

- Kofoed stated that we still require a replacement estimate for the irrigation system, since it is past its useful life. Foltz to obtain this.

## **Standing Committees:**

ARC-

G1 - window panes will be replaced with fiberglass alternative, and the vote will be done via text no later than Friday, June 13th. Dawood stated we must ensure the color chosen for paint is the approved brown.

R1 - side window will be removed, and add siding. It will be painted the approved brown color. This is not visible from the street. The vote will be done via text no later than Friday June 13th.

Landscaping Committee – Foltz contacted 8 companies for the irrigation system maintenance, and received 4 quotes for preventative maintenance. The lowest quote was Angelos for \$158 per month to turn on the sprinklers, report issues, and make ongoing repair as necessary for \$104. Levine noted the savings we get from paying for pond maintenance can be replaced with this new preventative maintenance cost that is necessary to ensure common areas are watered efficiently. It was put to a vote and all were in agreement.

Street lights - Perez noted with the recent break-ins, we may need to look at areas in the neighborhood that have low lighting, and get a quote to see the cost to add additional lamp posts in the neighborhood. All agreed that obtaining quotes at this time is beneficial. Kofoed noted that until we have a reserve study, we should not allocate reserve money to any project. It was noted that some believed JEA is responsible to replace bulbs on our street lights with the last agreement. We need to verify who pays for this before we commit to any expenses. Most lights are gas bulbs, some are LED. Dawood stated switching to LED bulbs would be beneficial going forward. Kofoed to contact JEA to determine whose responsibility bulbs fall on (HOA or JEA).

CVHC- The prior two people interested in CVHC have rescinded their intent to join. Kofoed to send an email to all residents clarifying the roles for this committee to see if there is interest. 3 unbiased residents are required if a resident requests a hearing in lieu of making repairs (as requested in a letter from the board via an “intent to cure”). All board members to review legal ramifications of HB 720 online prior to next meeting.

Social- Movie night discussed, and approved to happen in zone 2 community area. Dorado to provide the projector. Kofoed to provide sound system. Board to provide food, and tent with tables, chairs, using no more than ½ of social budget for the year. Movie will be projected on a wall. Neighbors to bring chairs, and BYOB. The movie will be Lilo & Stitch with a Luau theme. The date for the event will be July 11th at sunset.

Treasurer’s Report - The transition has not been completed from Hockman. Levine to reconcile the books using backwards math, and balancing all fields of the budget, with an official treasurer’s report in next month’s minutes, and for every month going forward. Levine just obtained the checkbook and bank account access this week. 13 homeowners are past due on their 2025 dues to date, 3 of which are past due from prior years. Unfortunately, due to the turnover of accounting documents to Levine it has taken longer than expected; we must send a letter to all unpaid accounts requesting proof of payment. Kofoed suggested that late fees and interest are waived as it is still unknown whether the non payment is due to resident failure, or accounting inconsistencies during the transfer. All residents that have not paid to date will receive a letter stating we are conducting an audit of dues payments, and asking for proof of payment (via screenshot of cleared check in their bank account, or requesting payment be made

now). They will need to pay upon receipt of the letter, or face a late fee. Delmerico to draft the letter, and mail ASAP, once she receives the list from Hockman.

- Jim Weave landscaping will now be paid via mailed check going forward.
- The storage until will be inventoried by the next meeting, and annually thereafter.
- Insurance was paid for the year, as well as Sunbiz insurance for the board.
- Irrigation bids are still outstanding.
- Levine will set up Zelle payments, and ensure it is set up properly prior to dues being collected for 2026.
- Levine requested a card to be issued for office supplies, a printer, and a filing cabinet for all files.
- Levine requested to move funds 1x per year between checking and savings toward the end of the calendar year. This will ensure we keep the most possible in savings for the next 6 months in the money market account. She will keep a differentiated amount that is for reserves vs. annual budget available. Operating funds will be in money market fund to earn more money. Foltz approved, seconded by Perez. All were in agreement.

Legal – The following legal action is still pending:

K1 - Resident sent a check for \$1874 in past dues and fees. This was \$26.33 short of the most recent dues notice. Perez voted to waive the additional fee and bring their account to paid status. Seconded by Levine, Thirded by Foltz. All were in agreement, motion carries. There is still an outstanding legal action regarding the removal of the tree which the board had to pay for due to resident non payment. Legal overlooked the ledger on the tree claim, but will send it in the next few days.

H1 - legal sent a letter of notice of intent to place a lien on this property due to non payment of past dues. The notice of late assessment letter went out previously, and a response/payment is due no later than July 18th.

A motion was made to adjourn by Perez at 7:41 pm, seconded by Kofoed.

The next board meeting will be held at 6:30 pm on Wednesday, July 9th at the Jacksonville Public Library, 10599 Deerwood Park Blvd

Respectfully submitted,

Erin Kofoed

Secretary