

Linkside Homeowners Association

Approved

Minutes of Board Meeting- August 13, 2025

Board Members Present:

Yesi Perez, Jacob Hockman, Erin Kofoed, Nadya Levine, Susan Delmerico, Susan Dawood, CS Foltz

Directors Absent:

None

Homeowners Present:

None

Meeting called to order:

6:45 pm by Yesi Perez via Google Meet (due to weather this meeting was remote).

BOD Meeting Minutes:

June meeting minutes were shared. We did not have a July meeting, as there were no pressing matters, and there were scheduling conflicts for multiple board members. Tabled - to be approved at our next meeting.

Presidents Report:

Perez resigned as President, Dawood is current VP, but she does not feel she can take president role as she is remote during the summer. Perez offered to stay until we can work out her replacement. Delmerico noted we may not be able to vote on this issue until our annual meeting. All to look at the rules for FL 720, and Robert's Rules on the issue for a decision next month. Perez agreed to continue in her role until a replacement could be found.

New Business:

Erin to meet w/ CS to go over reserve funds and the capital account she created. His insight will be paramount in developing it further.

Erin to contact JEA to ask if they offer regular sewer cleanouts, or if we need to contract this out to be done on a regular schedule.

Old Business: n/a

Standing Committees:

ARC -

ARC REQUEST: 9230 Carnoustie – replacing roof with same shingle type/color. Delmerico, Kofoed, Dawood, Hockman, Perez all voted yes. Motion approved.

ARC REQUEST: 7966 Linkside - plastic white picket fence, and green fabric awnings were installed without prior approval. Kofoed brought the residents a printed copy of the ARC forms, and they submitted them to Levine. It was taken to a vote: Kofoed, Dawood, Delmerico, Foltz all voted no. The motion passes – they will get a letter asking them to remove/correct within 14 days. Plastic picket fences, and green colored fabric awnings were not approved. Levine to scan and send actual ARC requests which were given to her by her neighbors.

Landscaping Committee –

DUMPING ISSUE: There is an area by Levine home that some residents are dumping yard waste in. Levine approved to get a “no dumping” sign. Approved by Foltz, Kofoed, Delmerico – motion approved.

IRRIGATION: CS was approved to set up the irrigation monthly checks. He will do this in the coming months.

CVHC -

We now have 3 residents serving on the CVHC committee. They will send out notice for violations, and are available if a resident requests a hearing.

Social - The luau movie night was a great success.

Treasurer's Report - See file in Google Drive - 2025-07-01TreasurerReport

Annual fees were not in the report, it was requested they be added in. Approving the treasurer report is tabled until next meeting. Remove any names in the report so no residents are singled out. Pest 2024 was overdue. Light repair was the area by the pond and benches. Debit card payments are banned. Delmerico sent letters, 10 people are in arrears. If no response to letter, late fees will be calculated for all past due payments outstanding on 20th of August. Levine to track and send letters. Delmerico to provide the list to her. Treasurer to be given key to PO Box so she can check if payments have been

received. Levine asked if taxes had been filed in the past. Levine to research options and tax requirements for HOAs and report back next month.

Legal -

K1: Pending receipt of check from Cobb and Gonzalez for payment made by homeowner.

H1: Lien filed and placed on home for unpaid dues, late fees, and interest - this was completed 8/8/25.

A motion was made to adjourn by Perez at 8:05 pm, seconded by Dawood.

The next board meeting will be held at 6:30 pm on Wednesday, September 17th at the Jacksonville Public Library, 10599 Deerwood Park Blvd.

Respectfully submitted,

Erin Kofod

Secretary