

LINKS AT SKYLAND ASSOCIATION  
MINUTES OF SPECIAL MEMBER MEETING  
AGENDA

September 2, 2022

SKYLAND LODGE MEETING ROOM

AND

Conference Call: 888-204-5984 Access Code: 6988021#

1PM

Anne Gray called the meeting to order at 1PM

Proof of notice acknowledged

A quorum was present by attendance or proxy or phone of 15 out of 23

**BUDGET:**

\*Much discussion about Operating budget vs Operating funds and the surplus from last year's budget of \$14,644.51 from the assessment for Snow Removal which was greater than the need. However this is not the actual overage amount because approximately \$6,000 was budgeted in 2021-22 budget for repairs for unit 21 LL but repairs were not completed and paid until 2022-23 budget. In addition, SealCo under-budgeted due to increased costs. So surplus was less than discussed and absorbed into the operating budget for 2022-23.

\*Discussion about having a Snow Removal Reserve for years of heavy snowfalls. Got tabled.

\*Brett discussed the fact that the surplus adds to our cash balance and gives us flexibility. Also said that our dues do not cover our yearly expenses which puts us in the dangerous position of deficit spending.

\*John made a motion to approve budget with the dues increase of \$600.00/per annum. Mike Paulaitis second. Three members Vetoed the budget, and twelve members approved the budget. The 2022-23 Budget was approved.

**CAPITAL PLAN:**

\*Committee established to identify our needs, funding, and timeline for capital funds used for capital repairs, maintenance, and replacement. Dan Brown is the chairman of the committee. Members Brett Gardner, Karen Allen, Bill Hodges, Joe Brady and Margo Barnard volunteered to join the committee.

**PROPERTY MANAGEMENT:**

\*Committee established to Review, Assess and Recommend Property Management Companies to serve The Links. Future sale of PR Property Management anticipated in 2024. Discussion about level of confidence and satisfaction among members will be surveyed. John McCarthy will chair this committee. Members Rhonda Hodges, Margo Barnard and Karen Allen volunteered to join the committee.

**ADJOURNMENT:**

Beth motioned to adjourn, Anne second. Meeting adjourned 2:15P