

Meeting Minutes

Misty Oaks Owners Association Board Meeting

May 12, 2026

The Palm Aire Owners Association Board Meeting was called to order by President, Michael Regulbuto on May 12, 2026 at 7:00 PM. The reading of the minutes of the previous meeting was waived by a motion from Steve and a second from Linda. We had two neighbors in attendance. The Board Members in attendance included:

Michael Regulbuto – President

James Smith – Vice President

Stephen Digilio – Treasurer

Linda Midyett – Secretary

1. **Presidents Report.** Michael reported on legal matters regarding lot 24, with Stephen interjecting explaining ongoing lien and foreclosure proceedings.
2. **Vice President,** James provided updates on recent **social events** and neighbor departures. James reported on a recent happy hour and noted that many snowbirds had returned home, suggesting the need for increased attention to neighbors' properties. Happy hours will resume in the fall. James needs access to website and HOA email.
3. Stephen presented financial reports showing a balance of \$29,601.46, with legal expenses being a recurring concern. Stephen provided a **treasurer's report**, highlighting that legal expenses related to a claim of lien and intention to foreclose on lot 24 were recurring and increasing, with amounts now totaling around \$4,000. Michael suggested that Stephen speak with the attorney to determine next steps regarding the legal matter. The meeting covered financial updates, with Stephen reporting that \$10,468.88 should cover most remaining expenses for the year, except for a few hundred dollars overbudget on lake maintenance due to a rate increase.

Misty Oaks Owner's Association

Monthly Treasurer's Report

YTD 4/30/2026

Fifth Third Bank Account

Balance	3/31/2026	\$29,999.59
Deposits		200.00
Expenses		<u>598.13</u>
Balance	4/30/2026	\$29,601.46

Sub-accounts

Repair Contingency	\$13,389.79
Legal Contingency	\$ 5,742.79
General Operating	<u>\$10,468.88</u>
Total	\$29,601.46

Respectfully submitted, Stephen Digilio, MOOA Treasurer, 5/02/2026

- Architectural Committee Report.** Dick Farabaugh was not in attendance for this meeting but submitted his report and it was read by President, Michael. No discussion ensued and the report is found here.

Misty Oaks HOA Architectural Committee

May 13, 2026

Report on Recent Activity (February 9, 2026 to May 13, 2026)

Since February 9, 2026, there have been these items to report.

1. Lot 15 – 8122 Misty Oaks Blvd, Mike Mackasey, RfAM Tree Removal on rear of lot. Decay and dying. Approved via email on 3.2.26.
2. Lot 11 – 8138 Misty Oaks Blvd, Thomas O'Meara, RfAM to remove Oak tree in side yard that has roots encroaching on the water lines and garage slab/foundation. Approved 3.26.26.
3. Lot 36 – 6102 Misty Oaks Street, Nancy Johnson (Verna Reber). RfAM to replace all windows and doors with Hurricane impact windows and doors. Approved 4.17.26
4. Lot 59 – Mys – 6174 Misty Oaks Drive. RfAM for tree replacement that had been removed by previous owners. Foxtail of Pigmy Date Palm. Approved 4.17.26
5. Lot 38 – 6110 Misty Oaks Street, Cheryl Belair. On approximately May 1st while traveling I received a verbal inquiry regarding pool cage rescreening and frame painting to dark bronze from white. I advised her that the repainting would be approved and that she should request the change in writing via RfAM or email.
6. Lot 24- Unimproved. Michael has asked if there is an update regarding the owner's intention to build on the property. As of this date I have not received any further correspondence from the owner nor his architect regarding and building plans. The last correspondence was from January 25 when the preliminary plans were returned to the architect with comments regarding items that did not meet the Deed restrictions. I believe that Michael was going to advise our attorney to file the necessary paperwork to proceed with a lien on the property for unpaid dues and fees and interest.

Notes:

- This report is being filed in advance of the scheduled May 13th meeting as I will be traveling out of state and will not be able to participate in person nor electronically.
- I hereby appoint Steve Digilio as my proxy for any votes at that meeting.

End of Report

Dick Farabaugh

Misty Oaks Architectural Control

5. **Grievances.** The board discussed **tree trimming** guidelines as a result of a recent grievance from one neighbor regarding the nature in which two of our residents trees were trimmed. The Board discussed proper tree maintenance versus topping trees. Linda shared her experience with expensive neighborhood tree maintenance programs and advised against implementing a similar program. It was decided that we (James) will distribute information regarding tree maintenance from Manatee County as well as our own documents via the newsletter by email.

A second grievance from a neighbor came to the Board via an email regarding **standing water** behind some homes that back up to the 5th fairway of the Lakes

Course. Stephen addressed drainage concerns raised, explaining that he had discussed these issues with golf course management when we received the grievance. Stephen reported that he had spoken to the neighbor about setting up a meeting with golf course management to discuss the situation further. The discussion revealed ongoing concerns about wet areas behind Linda's house, which Stephen attributed to potential issues with the golf course's watering system and upcoming changes to the cart path. The group agreed that the golf course management was on notice regarding the drainage concerns.

6. **PACCI Update:** Paula, our PACCI volunteer, provided updates on palm tree lighting at Whitfield and University intersection and the removal of old Palm Aire signs, which will be replaced with new ones in a few months. The group discussed ongoing issues with the Traditions wall, which needs painting, and Pine Trace's concerns about pressure washing due to drought conditions, though Paula confirmed this was not an issue. Regarding the sign, they agreed that someone should contact the apartment complex about painting over the "Traditions" sign or removing it entirely, as it appears on a wall visible to visitors. Paula committed to bringing this up at the next meeting with Lisa.

New Business

- The Board discussed several **neighborhood maintenance** items. Michael reported that older neighborhood signs are showing wear but are currently stable, with potential future replacement being considered.
- Andy will be conducting invasive plant removal at the **preserve** this week, and Stephen noted that a \$4,000 budget is available for preserve maintenance.
- The group also discussed the need to update their **neighborhood association certifications**, with Linda offering to investigate free certification opportunities through their law firm.
- The group discussed **traffic safety concerns** in their neighborhood, particularly speeding issues. Linda reported that Manatee County rejected their request for a speed robot monitor but suggested contacting the sheriff's department about flashing speed limit signs instead. The group explored alternative options including speed tables and fake camera signs, though they determined these would likely be prohibited due to the road being county-maintained.
- The group discussed the **retention of historical documents** from a file cabinet dating back to 1988. The group noted they should research legal requirements for document retention before making a final decision. Michael and James agreed to

meet separately to discuss website access and uploading content, as the last quarterly newsletter update was from 2020.

- The board discussed updating the **neighborhood directory**, confirming it will include lot numbers, names, addresses, and phone numbers but exclude email addresses to avoid marketing concerns. Linda agreed to create an updated directory using the master spreadsheet, which will be shared with the board for any necessary updates and then distributed to neighbors using the HOA email address.
- The group also briefly discussed a new process for **document review requirements with new homeowners**, noting that it had been successfully implemented with a recent sale as part of the estoppel process.

Next steps

Michael

- Meet with James to show him how to upload the newsletter to the website and use of the Misty Oaks HOA email address.
- Ask Andy for a ballpark estimate for preserve maintenance work and monitor the budget.
- Meet with Linda to purge file cabinet.

Stephen

- Contact the attorney regarding the lien and foreclosure process for lot 24, and report back to the board on next steps.
- Arrange a meeting between the golf course general manager and Larry to discuss the drainage issue.

Linda

- Pursue obtaining a speed monitoring sign with the Sheriff's Department.
- Find and share information about certification seminars from Najmy Thompson with the board.
- Share the updated master homeowner list with the board for review and create a new neighborhood directory (excluding email addresses).
- Coordinate with Michael to review and potentially dispose of old documents from the file cabinet.

James

- Meet with Michael on the website content and to gain access to the HOA email account.
- Email information to the neighbors on Manatee County tree trimming and neighborhood documents information on trees.

The meeting was adjourned at 8:10 PM with a motion from Linda and a second from Steve.