

## **Misty Oaks Owners Association Annual Meeting**

**December 4, 2025**

**7:00 PM**

### **Meeting Minutes**

#### **Meeting Overview**

Meeting Opening and Call to Order by President Joe Morrison – 7:15 PM. The reading of last years minutes was waived by a motion from Dick Farabaugh and seconded from the floor by Mark Midyett with a unanimous vote to waive.

President Joe Morrison gave an overview of the night's events and called for last votes and closed the vote once no other votes came forward.

#### **Treasurer's Report**

Steve Digilio gave the treasurer's report on financial matters and our budget categories, including the report below and a recommendation to transfer surplus funds to the legal contingency account. He discussed a delinquent property owner on Lot 24, who owes \$1,474.43 in assessments, and that we are pursuing legal action, with attorney fees being added to the lien amount.

Steve also announced a change in billing dates for annual assessments, moving from December to January 10, billing, with payments due by March 10, and a late fee applying after March 15th.

Actions:        Send out invoices for annual assessments by January 10<sup>th</sup>

Put operating surplus into legal contingency fund at year end

Continue monthly billing to Lot 24 owners and provide documentation to attorney for legal proceedings

	MISTY OAKS OWNERS ASSOCIATION	2025	YTD 11/08/2025	2026 Proposed
		Budget	Actual	
	CATEGORY			
	<b>INCOME</b>			
	Dues	\$ 13,200.00	\$ 13,066.50	\$ 13,200.00
	Interest Income			
	Lake Maintenance Income	\$ 1,241.90	\$ 1,129.00	\$ 1,241.90
	Other Income		\$ 325.22	
	<b>Total Income</b>	<b>\$ 14,441.90</b>	<b>\$ 14,520.72</b>	<b>\$ 14,441.90</b>
	<b>EXPENSES</b>			
	<b>General Expenses</b>			
	Bank Charges		\$ 94.85	\$ -
	Community Relations	\$ 300.00	\$ 228.30	\$ 300.00
	Insurance Expense	\$ 2,300.00	\$ 1,087.77	\$ 2,300.00
	Meeting Room Rent Expense	\$ 225.00	\$ -	\$ 225.00
	Office Expense	\$ 700.00	\$ 180.98	\$ 200.00
	PACC Expense	\$ 256.00	\$ 256.00	\$ 256.00
	Postage Expense	\$ 200.00	\$ 73.00	\$ 200.00
	<b>Total General Expenses</b>	<b>\$ 3,981.00</b>	<b>\$ 1,920.90</b>	<b>\$ 3,481.00</b>
	<b>Lake Maintenance &amp; Lot 24 Mowing Expense</b>			
	Lake Maintenance Expense	\$ 1,320.00	\$ 1,138.39	\$ 1,241.88
	<b>Total Lake Maintenance &amp; Lot 24 Mowing Expense</b>	<b>\$ 1,320.00</b>	<b>\$ 1,138.39</b>	<b>\$ 1,241.88</b>
	<b>Landscaping Expenses</b>			
	Landscaping Expenses	\$ 1,680.00	\$ 1,540.00	\$ 1,680.00
	Lot # 24 Mowing	\$ -	\$ 1,300.00	\$ 1,200.00
	Planting Expenses	\$ 200.00	\$ -	\$ 200.00
	Preserve Maintenance	\$ 4,320.00	\$ 3,050.00	\$ 4,000.00
	Repair & Maint. Contingency	\$ 200.00	\$ -	\$ 100.00
	Repair Expense	\$ 250.00	\$ -	\$ 250.00
	<b>Total Landscaping Expenses</b>	<b>\$ 6,650.00</b>	<b>\$ 5,890.00</b>	<b>\$ 7,430.00</b>
	<b>Legal &amp; ACCT Expenses</b>			
	Accounting Expenses			
	Legal Contingency	\$ 400.00	\$ 695.00	\$ 400.00
	Legal Expenses	\$ 500.00	\$ 680.50	\$ 500.00
	<b>Total Legal &amp; ACCT Expenses</b>	<b>\$ 900.00</b>	<b>\$ 1,375.50</b>	<b>\$ 900.00</b>
	<b>Repair Expenses</b>			
	Light Repair Expenses	\$ 200.00	\$ 668.00	\$ 200.00
	Other Repair Expenses	\$ 100.00	\$ -	\$ 100.00
	Sprinkler Repair Expenses	\$ 200.00	\$ 46.95	\$ 100.00
	Street Sign Repair Expenses	\$ -	\$ -	\$ -
	<b>Total Repair Expenses</b>	<b>\$ 500.00</b>	<b>\$ 714.95</b>	<b>\$ 400.00</b>
	<b>Tax Expenses</b>			
	State Tax	\$ 70.00	\$ 70.00	\$ 70.00
	<b>Total Tax Expenses</b>	<b>\$ 70.00</b>	<b>\$ 70.00</b>	<b>\$ 70.00</b>
	<b>Utilities Expenses</b>			
	Electric Expenses	\$ 500.00	\$ 282.46	\$ 400.00
	Water Expenses	\$ 500.00	\$ 431.65	\$ 500.00
	<b>Total Utilities Expenses</b>	<b>\$ 1,000.00</b>	<b>\$ 714.11</b>	<b>\$ 900.00</b>
	<b>Total Expenses</b>	<b>\$ 14,421.00</b>	<b>\$ 11,823.85</b>	<b>\$ 14,422.88</b>
	<b>Operating +/-</b>	<b>\$ 20.90</b>	<b>\$ 2,696.87</b>	<b>\$ 19.02</b>

## Committee Reports

The board also reviewed committee reports, noting a need for a new representative for the Palm Aire Community Council. We had a volunteer from the membership for this role and **Paula Digilio** was thanked profusely for stepping up and will be our new PACCI representative.

Dick Farabaugh reported on 23 homeowners who submitted requests for **architectural** maintenance modifications. His report follows:

### **Misty Oaks HOA Annual Meeting - Architectural Committee Report – Dick Farabaugh 12/4/25**

Since the last Annual Misty Oaks HOA Meeting a year ago the Architectural Committee has been involved with at least 23 requests for Architectural Approval and many more informal requests for information. The following are my observations and comments regarding these past 12 months.

1. During the year I have received one or more RfAM forms from twenty-three homeowners.
2. These requests fall into these categories – Tree Removal/Trimming; screen enclosure repair, front door paint color; new roofing; Garage Door replacement; house painting color approvals for house and trim; Door and Window replacement; Landscaping; hurricane damage repair and replacement and review of plans for comment on potential building.
3. We were very fortunate this year to have had no significant weather-related damage in Misty Oaks. The aftermath of 2024 Hurricanes Debbie, Helene and Milton caused some of the above noted RfAM requests after insurance payouts and labor and materials were obtained.
4. In last year's report I stated the following: "It is necessary to maintain the Oak trees, in particular, with periodic trimming so that they do not overgrow the street or the neighboring property in a way that is objectionable to the neighbor." I WOULD LIKE TO ADD THAT TRIMMING CANOPY TREES (OAKS IN PARTICULAR) THAT ARE IN THE FRONT OF THE HOME COME UNDER MANATEE COUNTY PROTECTION AND "SEVERELY" TRIMMING OF THESE TREES IS NOT PERMITTED. **Trimming** is permitted for routine maintenance, such as removing dead wood or clearing utility lines, **as long as it doesn't significantly alter the tree's natural form (further detail available upon request).**

Linda Midyett reported on neighborhood **grievances** handled in 2025, including 12 lawn/lot maintenance issues and two general emails about speed control and lot maintenance. Linda explained future handling of lawn and lot maintenance to include a request for volunteers to form a Beautiful Neighborhood Compliance Committee.

Michael Regulbuto reported on **roads and grounds** maintenance, including care of the front entrance, lake, and preserve properties, with Andy handling mowing, trimming, and invasive species removal in the preserve. The board expressed appreciation for Christmas lights installation by Andrea LeBlanc and Herb and Shelly Booth. Micheal explained the need for volunteers to help with future light installations.

Michael reminded us of speed limits in Misty Oaks and reported on community activities. He emphasized the importance of adhering to the 25-mph speed limit due to pedestrian activity. He also shared plans for upcoming **social events**, including a monthly happy hour and a community garage sale scheduled for next fall. He provided us an update on new homeowners in the community, noting that 7 houses had sold in the past year, and

welcome gifts have been distributed to all. Michael will welcome our newest resident with a gift when he moves in.

### **Revised Bylaws and Assessment Changes**

Joe Morrison presented an **overview of the revised documents**, highlighting key changes including the requirement for home ownership to be a member, a reduced quorum threshold of 30%, and the ability to hold annual meetings in January instead of December. He explained that the board can be expanded from 3 to 9 members with 60-days notice and member approval, and discussed the distinction between annual assessments and special assessments, noting that any increase over double the current rate requires member approval. Among other reasons, our 21 year old documents needed to be brought to date to meet FL statutes.

Joe asked Dick to highlight the importance of architectural control, particularly regarding metal roofing, and Dick gave details on while metal roofs are permitted, certain types, such as standing seam, are preferred due to their durability and appearance. Also, that a resolution will be drafted later in the year to outline specific roofing standards, ensuring that only high-quality materials and installations are approved. He noted that while we are always concerned about aesthetics and home values, we will work towards a board resolution that would address these issues while allowing for some flexibility.

Our President's report focused on neighborhood regulations and bylaws, and discussing various issues including front yard storage, mailbox requirements, and restrictions on signs and flags. It was emphasized that all construction in the front yard or street facing requires board approval. Joe urged residents to review the neighborhood documents online and then **announced the submission of 49 proxies for vote results**. 40 votes approved our new documents, and 9 votes were against approval. We needed 33 votes for approval so that was achieved. Dick Farabaugh was re-elected with 42 votes, James Smith won with 35 votes, and Jamie Matson and Steve Reinfeldt received a few votes each as write-in nominees.

Joe suggested requiring buyers to sign off on bylaws and deed restrictions before purchasing a house to prevent future issues and encouraged members to review these new documents for any needed updates.

The Board emphasized that all board positions are volunteer roles and encouraged community members to participate in quarterly meetings or reach out with any issues, noting that last year's problems could have been avoided with earlier communication.

The meeting adjourned at 8:15 PM with a motion from the floor by Jim McGuire seconded by Steve DiGilio and a unanimous vote.

**Next steps**

- Prepare board resolution detailing metal roofing standards and requirements
- Send out volunteer opportunity form to all homeowners after the meeting
- Schedule quarterly board meetings for 2026 and announce dates
- Develop process for documents review requirement for new homeowners
- Develop committee of volunteers for grievances – Beautiful Neighborhood Com
- Restart monthly happy hour gatherings in January and create list of homeowners willing to host happy hour events in their driveways
- Welcome new homeowner when he moves in next year
- Schedule organizational meeting with new board members
- Survey homeowners for inclusion in neighborhood director
- Create and distribute neighborhood directory
- Send out volunteer form to all neighbors