

Meeting Minutes
Misty Oaks Owners Association Board Meeting
August 13, 2026

The Palm Aire Owners Association Board Meeting was called to order by President, Michael Regulbuto on August 13, 2026, at 7:00 PM. The reading of the minutes of the previous meeting was waived by a motion from Michael and a second from James. The Board Members in attendance included:

Michael Regulbuto – President

James Smith – Vice President

Stephen Digilio – Treasurer

Linda Midyett – Secretary

Dick Farabaugh - Director

- a) **Presidents Report.** Michael reported on a parking matter regarding blocked sidewalk that was handled with the owner of lot 53. In addition, he had discussed lawn maintenance with the owners of lot 23 and they promptly handled the lapse in care. We have two new property owners since our last meeting, and the neighborhood documents have been shared with these new owners on a flash drive.

- b) **Vice President,** James provided updates on the distribution of the neighborhood newsletter to the Misty Oaks email distribution list. In addition, he discussed several neighborhood maintenance issues including proper disposal of pet waste bags, keeping lights on, and improving curb appeal by addressing overgrown lawns and weeds. The volunteer form will be added to the email distribution of the newsletter and will also be added to the forms section of the website.

- c) **Treasurer** Stephen Digilio presented Treasurer's Report showing a balance of \$24,988.99 as of June 30th and shown below with all bills current except for Lot 24's outstanding dues of around \$4,000. Michael asked Steve to clarify several expenditure items, including payments to Paula Digilio, Lowell and Celia Eckert, and Casey's Plumbing, which Steve explained were for a binder, a refund, and backflow recertification respectively.

Misty Oaks Owner's Association
Monthly Treasurer's Report
YTD 7/31/2026

Fifth Third Bank Account

Balance	6/30/2026	\$25,795.39
Deposits		0.00
Expenses		806.40
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Balance	7/31/2026	\$24,988.99

Sub-accounts

Repair Contingency	\$13,389.79
Legal Contingency	\$ 5,742.79
General Operating	\$ 5,856.41
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Total	\$24,988.99

Respectfully submitted, Stephen Digilio, MOOA Treasurer, 8/04/2026

- d) **Architectural Committee Report** Dick reported that two items were approved during this slow quarter, and they are detailed in his report below.

Misty Oaks HOA Architectural Committee

August 13, 2026

Report of Recent Activity

From May 13, 2026, to August 13, 2026 there have only been 2 items to report.

- A request from Tess Mitchell - Lot 25 to approve the installation of all new White aluminum PGT Windgard windows (24) and replacing 3 French Doors with transoms on the Lanai with White PGT Impact French Doors. Received on 5.24.26 and approved on 5.25.26
- A request from John and Fran Mys – Lot 59 to repaint the driveway with a Gray paint. Received on 5.27.26 and approved on 5.27.26

Other Items:

- a) With the advent of the new email addresses for the HOA Board Positions I will revise the RfAM form to reflect that change and will submit it for replacement of the current form on the website. . . “mistyoaksarchitectural@gmail.com or dickfarabaugh@hotmail.com”
- b) Signs were put out at (9:00 am on 8.12.26) and email announcement was sent out on Sunday 8.9.26.

End of Report

Richard R. Farabaugh

- c) **Grievances.** Linda Midyett shared that we had only one neighbor reported grievance addressing a garage door that is left open an excessive amount. The neighbor was noticed and asked to close the door when not actively using the garage to come and go.

A second notice for wall and roof cleaning will be sent to the owner of lot 35.

Stephen reported that the standing water behind some homes that back up to the 5th fairway of the Lakes Course has been addressed and the issue taken care of.

New Business

- The Board discussed several **neighborhood maintenance** items. James reported ongoing construction outdoors at lot 55 where landscaping was damaged and a mailbox was in dis-repair, leading to a decision to take photos and contact the homeowners about the incomplete work.
- Dick reported on the creation of a drive and new email addresses for the Board and retention of Board documents.
- Steve brought forth a reminder of the need to select a nominating committee for the Board seats up for election at the annual meeting. This committee needs to be formed by October at the latest.
- The Board discussed overgrown bushes near the golf cart path that pose a safety hazard crossing Misty Oaks Blvd. Michael will contact the Woodland Green Condominium Association about trimming the vegetation.
- The group also discussed the need to update their **neighborhood association certifications**. Dick has completed the course online and others are registered to do so in the near future.

- The Board discussed several property maintenance issues, including roof conditions at various homes.
- The board also addressed record retention requirements for financial documents, with James clarifying that homeowner's associations in Florida must keep financial records for seven years.
- Regarding the vacant lot, they decided to inform their attorney about the delinquent taxes. Stephen will take care of this notification to the attorney, and he will continue to send the delinquent association dues invoices to the lot owner.
- The group discussed the **retention of historical documents** from a file cabinet dating back to 1988. Michael and Linda will review the file cabinet contents in October and scan any documents that need to be retained for storage in the google drive.
- 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. The DRAFT directory has been emailed to all Board members for review and changes. Once that is done, the document will go to the HOA list via email.

Next steps

Michael

- Contact HOA President at Woodland Green, Vince Ruma or VP Ron Palicio regarding trimming the bushes that block the golf cart path and Misty Oaks sign.
- Text Andy to inform him that his bookkeeper has not billed the association for the vacant lot maintenance in July (and possibly August).
- Meet with Linda to purge file cabinet in October.
- Assign the task of selecting a nominating committee for Board seats forthcoming.

Stephen

- Notify counsel of the delinquent property tax status for lot 24.

Linda

- Pursue obtaining a speed monitoring sign with the Sheriff's Department.
- Provide volunteer form to James for uploading to website.
- Update neighborhood directory and provide to James for distribution to the homeowners.
- Coordinate with Michael to review and potentially dispose of old documents from the file cabinet.

James

- Send the newsletter from the new Gmail account using the "Misty Oaks owners" group and update the newsletter and website with the new email addresses once they are operational.
- Add the volunteer form to the website.
- Take a photo of the landscaping issue at Jim and Carol's house (Lot 55) and send it to them to inquire if they are aware of the situation.

The meeting was adjourned at 8:03 PM with a motion from Michael and a second from James and a unanimous vote.