

Meeting Minutes

Misty Oaks Owners Association Board Meeting

February 18, 2025 @ 7:00PM

The Misty Oaks Owners Association Board Meeting was called to order at 7:01 PM on February 18th 2025. The board members in attendance were:

Joe Morrison - President

Michael Regulbuto – Vice President

Stephen DiGilio – Treasurer

Linda Midyett – Secretary

Dick Farabaugh – Director

Laurie Lawrence – attending and reporting on PACC

1. The reading of the minutes from our last meeting was waived with a motion from Dick Farabaugh and a second by Steve DiGilio. It was a unanimous vote to waive this reading.
2. The next item on the agenda was the **president's report**. Joe Morrison suggested that we move his portion of the meeting and his report to the end when we review our legal and bylaws update later in the agenda.
3. Following our agenda, the **vice president's report** came next and Michael Regulbuto said there is nothing to report from this seat.
4. The **treasurer's report** was then given by Steven DiGilio. His report follows:

Misty Oaks Owner's Association Monthly Treasurer's Report YTD 1/31/2025

Fifth Third Bank Account

Balance	12/31/2024	\$20,127.36
Deposits		13,720.72
Expenses		<u>1,471.40</u>
Balance	1/31/2025	\$32,376.68

Sub-accounts

Repair Contingency	\$13,289.79	(Funded \$200.00 on 1/31/2025)
Legal Contingency	\$ 6,037.79	(Funded \$500.00 on 1/31/2025)
General Operating	<u>\$13,049.10</u>	
Total	\$32,376.68	

Respectfully submitted, Stephen Digilio, MOOA Treasurer 2/01/2025

5. **Our Committee Reports:**

- a. Laurie Lawrence was on hand to give the **PACC report** which consisted of her telling us that the meeting for PACC is happening next week.
- b. Dick Farabaugh gave the **Architectural Control Report** in which he outlined 9 requests for architectural review and his report follows here. As part of his report Dick explained that we are having some recent requests regarding roofing materials in the neighborhood. He asked that a committee of board members and residents be formed to review our acceptable roofing standards for any changes that might be required due to new products on the market. Linda Midyett made a motion that we form this committee and Michael seconded the motion. The vote passed unanimously.

Report on Recent Activity From October 29, 2024, to February 18, 2025, there have been these items to report.

1. Lot 25 – 8125 6115 Misty Oaks Blvd – Mitchell - on November 1, 2024, RfAM received for removal of hurricane damaged trees. APPROVED on 11/1/2024.
2. Lot 5 – 8162 Misty Oaks Blvd – Eckert – On October 28, 2024, RfAM received for new roof of same color as previous. APPROVED on 11/3/2024.
3. 3. Lot 36 - 6102 Misty Oak Street – Johnson – On 12/2/2024 received an RfAM for repair/replace house elements damaged by Hurricane Milton. These items are: Replace double front door; Replace roof with GAF Asphalt shingles; Replace pool cage with new bronze color cage. Approved 12/2/2024.
4. 4. Lot 24 – 8121 Misty Oaks Blvd – Zarzamy – on 11/25/2024 an RfAM was received requesting approval for the removal of two trees (Fig Trees). The adjacent property owners (Lot 23) disputed the ownership of these two trees and only after the owner of lot 24 hired a professional survey group to determine the precise boundary line was this request granted. Approved 12/7/2024.
5. 5. Lot 41 – 6122 Misty Oaks Street – Jung – RfAM was received requesting house repainting White with Charcoal trim. Approved on 1/9/2025
6. 6. Lot 24 – 8121 Misty Oaks Blvd – Zarzamy has asked for two different preliminary reviews of plans for building a home on this lot. This was NOT a formal request for approval, but a request for comments. Comments were returned to the owner's architect indicating the areas of non-compliance and listing the resources for the MO Deed Restrictions and Resolutions. The architect in a return email asked if the HOA had the ability to waive any of the restrictions for hardship reasons. The architect and owner were notified that the HOA board was not entitled to waive any of the restrictions. The second set of preliminary drawings were submitted for comment only and were returned on 1/24/2025 with notes regarding areas of non-compliance.
7. 7. Lot 15 – 8122 Misty Oaks Blvd – Mackasey – RfAM received on 1/22/2025 requesting approval for pool cage replacement (damaged by Hurricane Milton). No change in footprint or color. Approved on 1/22/2024
8. 8. Lot 13 – 8114 Misty Oaks Blvd - LeBlanc – RfAM received on 2/14/2025 requesting approval to completely reroof the home with Concrete Tiles. Similar color to existing clay tile roof. Approved on 2/14/2025.
9. 9. Lo7 45 – 6157 Misty Oaks Court – Hughes – RfAM received on 2/15.2025 for reroofing the home with GAF Architectural Laminated Shingles in color Oyster Gray. Also replacing the gutter on the front of the home with Oyster Gray seamless gutter. Approved on 2/15/2025.

10.

Other Items:

- a. HOA Meeting Notice Signs were set out on Sunday at approximately noon.
- b. I have been asked by some homeowners in MO to review the use of Metal Roofing in the neighborhood. The current Restrictions do not include Metal Roofing materials as approved. I suggest that we form a committee made up of myself and one other board member (Steve Digilio has asked to be a member of the committee) and at least one non-board homeowner in MO to review the current restrictions, evaluate other roofing products, methods, and materials and to recommend changes to the Board. I anticipate that these changes will allow for a narrow scope of materials and products with minimum standards that must be met to gain approval.

End of Report

- c. Linda reviewed 1 **grievance** that had been submitted regarding a trailer of construction debris being parked in a yard for an inordinate amount of time. The homeowner was contacted, and the trailer was removed that same day so this grievance is resolved and closed. The grievance committee will send out a letter to a neighbor regarding a water purifier that is not properly screened from view. We will report on this result in the next quarterly meeting. Board members will be surveying the neighborhood to provide the grievance committee with a list to notify neighbors who are out of compliance with our mailbox standards.
 - d. Our **Community Relations** update given by Michael discussed that we resume our neighborhood happy hours with the first one occurring on March 8th. This will take place in Dick and Cathy Farabaugh's driveway.
 - e. Michael also reported on our **Roads and Grounds**. The only item here is that we had uplighting for our trees near the entrance repaired.
6. For **Unfinished Business**, the remainder of the meeting was spent discussing the updates to our neighborhood documents. We worked through the changes to the bylaws, deed restrictions, and articles one by one with the discussion being led by Joe Morrison. We discussed each item, and Joe will attempt to bring this project full circle by doing a final consultation with our attorney on the minor changes that were discussed. Dick Farabaugh will join Joe for this meeting with the attorney. Once we are comfortable that the changes are satisfactory, we will discuss obtaining membership review and neighbor voting.
7. Under **New Business**, Dick Farabaugh asked that we research, likely through our attorney, the continuing education requirements for board members serving in a community of our size and type.

Our meeting schedule for the upcoming 2025 year is tentatively as follows.:

Quarterly meeting, May 13th 2025 at 7:00 PM

Quarterly meeting August 12th 2025 at 7:00 PM

Quarterly meeting October 14 2025 at 7:00 PM

Annual meeting, December 4th 2025

Meeting **adjourned** at 9:01 PM with a motion by Linda seconded by Steve. Unanimous vote.