

Meeting Minutes
Misty Oaks Owners Association Board
Meeting
February 10, 2026

The Misty Oaks Homeowners Association board meeting was called to order at 7:00 PM on February 10, 2026 and conducted via Zoom. We had two new residents in attendance. The Board Members in attendance were:

Michael Regulbuto – President

James Smith – Vice President

Stephen Digilio – Treasurer

Linda Midyett – Secretary

Richard Farabaugh – Director

Paula Digilio – PACC Representative for Misty Oaks was also in attendance and gave a report on the current activities outlined below.

1. The board meeting began with Michael proposing to waive the minutes from the previous meeting, which Dick seconded. Dick informed the group that he had sent an email containing a draft resolution for roofing standards, which everyone should review. Linda welcomed Fran and John, who are new residents in the neighborhood, and encouraged them to stay for the meeting or leave if they preferred.
2. The **Vice President**, James, discussed the newsletter and volunteer list and gave an update on the activity surrounding our social events.
3. **Treasurer** Steve presented three financial reports, highlighting a corrected December balance, an annual report with a small deficit, and a January update showing increased balances in sub-accounts. These reports are contained in these minutes.

Steve noted that the monthly billing for Aquigenics (now Tigris) had increased from \$103.49 to \$125, requiring a billing adjustment for lakeside property owners. The increased Lake Maintenance fee will not be billed to the homeowners until 2027. The \$236.61 shortage will be absorbed into the 2026 budget and if necessary, covered out of the Repair Contingency Fund.

Steve also noted ongoing issues with lot #24 where the owners have been unresponsive for over a year, despite multiple attempts to contact them. Dick and Stephen noted that while the property may be unbuildable without significant

changes, legal action could be pursued, with any costs being the responsibility of the property owners.

Misty Oaks Owner's Association

Annual Treasurer's Report

YTD 12/31/2025

Fifth Third Bank Account

Balance	12/31/2024	\$20,127.36
Deposits		14,520.72
Expenses		<u>14,879.09</u>
Balance	12/31/2025	\$19,798.99

Sub-accounts

Repair Contingency	\$13,289.79
Legal Contingency	\$ 5,342.79
General Operating	<u>\$ 1,166.41</u>
Total	\$19,798.99

Misty Oaks Owner's Association

Monthly Treasurer's Report

YTD 12/31/2025

Fifth Third Bank Account

Balance	11/30/2025	\$21,532.06	(corrected -\$9.80)
Deposits			
Expenses		<u>1,733.07</u>	
Balance	12/31/2025	\$19,798.99	

Sub-accounts

Repair Contingency	\$13,289.79
Legal Contingency	\$ 5,342.79
General Operating	<u>\$ 1,166.41</u>
Total	\$19,798.99

Misty Oaks Owner's Association

Monthly Treasurer's Report

YTD 1/31/2026

Fifth Third Bank Account

Balance	12/31/2025	\$19,798.99	(corrected -\$9.80)
Deposits		7,625.80	
Expenses		<u>1,104.65</u>	
Balance	1/31/2026	\$26,320.14	

Sub-accounts

Repair Contingency	\$13,389.79	(funded \$100.00 1/10/2026)
Legal Contingency	\$ 5,742.79	(funded \$400.00 1/10/2026)
General Operating	<u>\$ 7,187.56</u>	
Total	\$26,320.14	

4. Paula's **PACC report** provided us updates on beautification efforts along Whitfield, including plans for storm drain cleaning and the need to address and reassign maintenance of a concrete wall currently managed by Traditions. Also discussed at the PACC meeting; the replacement of worn blue and white signs along Whitfield is in progress, with hopes that the county will cover the costs. Other local issues, including the decision to maintain Christmas lights on palm trees at the University and Whitfield intersection for \$980 annually rather than removing them and a proposed cell tower near the maintenance shed were also shared.
5. Dick provided updates on **architectural** matters, including the approval of a tree removal and a 3/8-inch patterned concrete driveway resurfacing project, which he inspected and found to be well-executed. The Architectural Committee report follows here:

Misty Oaks HOA Architectural Committee

February 10, 2026

Report on Recent Activity (December 4, 2025 up to February 9, 2026)

Since December 4, 2025, there have been these items to report.

1. Lot 11 – 8138 29 Misty Oaks Blvd, Tom O’Meara, RfAM Tree Removal on rear corner of lot. Approved via email on 12.12.25.
2. Lot 64 – 6194 Misty Oaks Drive, Bill Frissel, RfAM for permission to resurface driveway with a 3/8” thickness patterned concrete topping. Approved 12.18.2025
3. Lot 14 – 8126 Misty Okas Blvd, Bob Preston, RfAM sent on 2.3.26. The RfAM was for landscaping changes (removal/replacement/ additions of plants, trees and shrubs. Approval was returned on 2.5.26.

Notes:

- HOA Meeting Notice Signs for the Annual Meeting were set out on 2.8.26.

End of Report

Dick Farabaugh
Misty Oaks Architectural Control
8157 Misty Oaks Blvd
Sarasota, FL 34243
Cell: 404-787-0456

6. Linda reported that the 3 yard lights had been repaired from last meeting’s **grievance notifications** and that a neighbor was satisfied with the repair of their lawn by Manatee County after damage from electrical trenching for the new lift station. The board agreed to develop and distribute a list of neighborhood dos and don'ts, which Linda will draft for review.
7. For **Community Relations**, Michael will visit new owners Fran and John Mys to deliver a welcome gift.
8. Michael reported that **roads, grounds**, and irrigation systems are functioning well, and he plans to have Andy address invasive plants in the preserve during spring. The group discussed street sign maintenance, with James suggesting volunteer efforts to straighten a leaning sign.

The group discussed plans for the new lift station landscaping details and concerns about aesthetics. In addition, we discussed maintenance responsibilities and the need to educate residents about proper waste disposal. The conversation ended with plans to address these issues in a future newsletter.

9. James updated us on **social committee activities** and discussed improving participation in neighborhood happenings and communication. James gathered a list of volunteers interested in hosting happy hours and added several neighbors from the other Board Members during the meeting. Michael has the email list for neighborhood alerts and will share it with James for these purposes. The first social

hour of the year is planned for March 14th at 6182 Misty Oaks Drive with a St. Patrick's Day theme.

New Business

Dick presented a board resolution regarding **metal roofing standards**, explaining that while standing seam metal roofing is acceptable, the community needed more specific guidelines to prevent poor quality installations.

The board adopted Dick's draft resolution establishing standards for roofing materials, with Dick explaining his concerns about metal tile roofing and the need for clear guidelines. The resolution, which includes standards for asphalt shingles and clay/concrete tiles, was approved by a unanimous vote of the board members present. Dick noted that while the standards could be loosened in the future, tightening them would be difficult, and the document would serve as a reference for architectural reviews.

Misty Oaks Owners Association, Inc.
A Corporation Not-for-Profit
Manatee County Florida

A Witten Action by the Board of Directors (installed in office on December 4, 2025 at the Misty Oaks Owners Association's Annual Meeting):

Resolution No. _____, Clarifying the Roofing Standards for Architectural Approval.

In accordance with the "AMENDED AND RESTATED DECLARATION OF RESTRICTIONS FOR MISTY OAKS SUBDIVISION" (as currently amended and referred to here as the Deed Restrictions), the Association has the right to define what will be the standards for material quality, structural integrity, esthetic appearance, materials, methods and contractor qualifications. These standards may be in excess of the minimum standards set by Florida State Statutes and Building Code.

Resolved: The following Roofing Standards must be followed when considering the approval of new or replacement roofing systems for any and all residences in the Misty Oaks Subdivision:

Standing Seam Metal Roofing –

1. Roofing Panels and associated trim shall consist of a base material of aluminum with a minimum thickness of .032 inches or Galvalume Steel with a minimum thickness of 24 gauge.
2. Panels shall be factory painted with coating containing 70% KYNAR 500® PVDF resin.

3. Panel style shall be mechanically* seamed, standing seam type with concealed fasteners.
4. Panel width shall be uniform, having a width of 14 to 18 inches.
5. Panels shall be of striated type profile to minimize unsightly “oil canning”.
6. All panel fasteners (screws, bolts, clips) shall be stainless steel and be concealed.
7. Metal roof panels shall not be installed over asphalt shingle roofing.
8. Panels shall be solid color. A color sample must be provided.
9. Roof penetrations (e.g. exhaust vent caps, pipes, skylight trim) shall be painted to match roof panels using a product such as Kynar 500 or similar PVDF paint for improved durability of appearance.
10. Drip edge, trim, caps, edges and the like, shall be the same material and color as roof panels.
11. Peel-and-stick waterproof membrane (rated for this application) underlayment is required under the entire roofing assembly.
12. The metal roofing system must be installed by a licensed professional roofing contractor with expertise in the installation of the proposed system and be certified by the manufacturer as qualified for the material in question.
13. The roofing system must be rated for a minimum wind speed of 140 mph gusts and/or meet Miami-Dade County requirements. Approval with fastener pattern to be submitted with RfAM.
14. The following types of metal roofing will not be considered at this time.
 - a. Plain galvanized steel.
 - b. Panels that do not have a mechanically seamed standing seam.
 - c. Standard corrugated metal roofing.
 - d. 5-Vee Crimp panels.
 - e. Exposed fastener systems of any kind.

Notes: * in item 3 above the requirement for mechanically seamed standing seams is to permit the potential future inclusion of solar panels without penetrating the roofing panels. The solar panels can be attached with a clip system to the mechanically seamed ribs without penetrating the roofing panels.

Asphalt Shingle Roofing

1. Asphalt shingles must be of the Laminated type with multiple thickness
2. Fastener pattern must conform to Miami-Dade County requirements. Approval with fastener pattern to be submitted with RfAM.
3. Peel-and-stick waterproof membrane (rated for this application) underlayment is required under the entire roofing assembly.
4. The asphalt shingle roofing system must be installed by a licensed professional roofing contractor with expertise in the installation of the proposed system and be certified by the manufacturer as qualified for the material in question.
5. All eaves and rakes shall have metal drip edge as a required element.
6. All reroofing applications will include the complete removal of the existing roofing and underlayment and inspection and repair of existing substrate.
7. Roof penetrations (e.g. exhaust vent caps, pipes, skylight trim) shall be painted to match roof material using a product such as Kynar 500 or similar PVDF paint for improved durability of appearance.
8. The following types of asphalt roofing will not be considered:
 - a. Standard 3-tab non laminated shingles.
 - b. Colors not similar to other roofing in Misty Oaks.

Clay or Concrete Tiles and accessories

1. Attachment pattern must conform to Miami-Dade County requirements. Approved attachment methods to be submitted with RfAM.
2. Peel-and-stick waterproof membrane (rated for this application) underlayment is required under the entire roofing assembly.

3. The Clay or Concrete Tile roofing system must be installed by a licensed professional roofing contractor with expertise in the installation of the proposed system and be certified by the manufacturer as qualified for the material in question.
 4. All eaves and rakes shall have metal drip edge as a required element.
 5. All reroofing applications will include the complete removal of the existing roofing and underlayment and inspection and repair of existing substrate.
 6. Roof penetrations (e.g. exhaust vent caps, pipes, skylight trim) shall be painted to match roof material using a product such as Kynar 500 or similar PVDF paint for improved durability of appearance.
- b. The following types of Clay or Concrete roofing will not be considered:
- a. Colors not similar to other roofing in Misty Oaks.
 - c. Clay or Concrete Tiles with less than 120 mph wind speed approval

Done by unanimous written consent of the Misty Oaks Board of Directors, this 10th day of February 2026, and shall remain in effect until revised by a subsequent Board:

Dick proposed setting up a **Google Drive system** for the board, where each member would have their own unique email and password. He plans to have this system ready by the May meeting. Dick will create the new email addresses and provide them to the Board Members.

The board discussed the need for a **central repository** for data, with an estimated cost of \$200 for setup. They also addressed **HOA certification requirements**, with Stephen agreeing to research whether existing certifications need renewal. The board discussed requiring **prospective homeowners to read and sign off on deed restrictions**. Stephen proposed developing a **rental approval process** and we discussed concerns about handling applications securely and establishing criteria. The next board meeting was scheduled for **May 12th**. The meeting was adjourned by unanimous vote at 8:15 PM.

Action Items

- Linda: Check if the property taxes, due March 1, have been paid for Lot 24 and report back to the board
- Dick: Finalize and assign a resolution number to the newly adopted metal roofing standards resolution
- Dick: Set up new Google Drive system with unique email accounts/titles for each board position and coordinate access by May meeting

- Stephen: Research requirements and expiration for HOA board member certification courses and report findings to the board
- Stephen: Draft language for estoppel responses that includes requirement for new homeowners to read and sign off on deed restrictions and bylaws
- Michael: Send email list of homeowners to James
- Michael: Deliver welcome gift to new residents Fran and John on Monday afternoon
- James: Organize first neighborhood happy hour event for (March 14th) at 6182 Misty Oaks Drive
- Linda: Draft "neighborhood do's and don'ts" document for board review and inclusion in newsletter
- James: Send out email blast to homeowners about happy hour events and volunteer opportunities using email list from Michael
- Paula: Attend next PACC meeting on the 18th and report back
- Michael: Have Andy inspect and clear invasive plants from the preserve in spring
- Volunteers needed: Organize group to straighten leaning street sign (to be coordinated)