

Meeting Minutes  
Misty Oaks Owners Association Board Meeting  
August 12, 2025

The Misty Oaks Owners Association Board Meeting was called to order at 7:01 PM on August 12, 2025 and conducted via Zoom. We had one resident in attendance. The Board Members in attendance were:

Joe Morrison – President

Michael Regulbuto – Vice President

Stephen Digilio – Treasurer

Linda Midyett – Secretary

1. The reading of the minutes from our last meeting was waived with a motion from Steve Digilio and a second by Michael Regulbuto. 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 was nothing to report from this seat and he would report on his other duties later in the meeting.
4. The **treasurer's report** was then given by Steven Digilio. His report follows:

**Misty Oaks Owner's Association  
Monthly Treasurer's Report  
YTD 7/31/2025**

**Fifth Third Bank Account**

<b>Balance</b>	<b>6/30/2025</b>	<b>\$29,665.06</b>
<b>Deposits</b>		
<b>Expenses</b>		<b>\$ 887.96</b>
<b>Balance</b>	<b>7/31/2025</b>	<b>\$28,777.10</b>

**Sub-accounts**

<b>Repair Contingency</b>	<b>\$13,289.79</b>
<b>Legal Contingency</b>	<b>\$ 6,037.79</b>
<b>General Operating</b>	<b>\$ 9,449.52</b>
<b>Total</b>	<b>\$28,777.10</b>

**Respectfully submitted, Stephen Digilio, MOOA Treasurer 8/01/2025**

In addition to his report, Steve relayed information regarding lot 24 and the monthly billing going to the owner. This billing includes added interest each month and now also includes the billing for the mowing upkeep.

## 5. Committee Reports

- a. **PAAC** – we did not have a report this meeting for PAAC activities.
- b. **Architectural Control** - Dick Farabaugh was not in attendance at this meeting and provided the report below in his absence.

## Misty Oaks HOA Architectural Committee July 30, 2025

Report on Recent Activity (as of July 30, 2025)

From May 13, 2025, to July 30, 2025, there have been these items to report.

1. Lot 58 – 6170 Misty Oaks Drive, Jarmillo–Rischer (new owners), RfAM to repaint the house trim to a dark brown from Gray . Also to replace the mailbox from a white color to dark one. Approval was given for trim and mailbox color if the color matched the house color or trim color. Michael Regulbuto also contacted them to make sure that they were aware of the requirement for the slat type mailbox. They were not aware but agreed to the requirement. Thanks, Michael, for catching the fact that they didn't know of this requirement. APPROVED 7.2.2025
2. Lot 26 – 8129 Misty Oaks Blvd, Nancy Cason, RfAM Requested to repaint the house and trim. APPROVED 7.8.2025
3. Lot 26 – 8129 Misty Oaks Blvd, Nancy Cason, RfAM Requested approval for full new landscape of front yard. The Landscape Plan and planting list submitted was comprehensive and attractive. APPROVED 7.22.2025
4. Lot 8 – 8150 Misty Oaks Blvd, Stephen Catania, Submitted an RfAM requesting to build footings outside the current pool enclosure and mechanical equipment area. The extension toward the rear of the property was requested to be 8'-0". That dimension would have had the footings encroach into the 15'-0" minimum setback by 4'-0" REQUEST WAS DENIED 7.26.2025.
5. Lot 8 – 8150 Misty Oaks Blvd, Stephen Catania, Submitted a revised RfAM requesting to build footings outside the current pool enclosure and mechanical equipment area. The extension toward the rear of the property was revised to be 4'-0". This new dimension now allows the footings to be within the setback requirements in our DR. REQUEST WAS APPROVED AS NOTED 7.29.2025. The notation stated that the footings ONLY were approved and that if the intent was for a wall to be built on those footings, then the wall would not be permitted without a screen enclosure on top of the footings. Also noted was that the future build on these footings would require a separate RfAM.

Other Items:

HOA Meeting Notice Signs will be set out 48 hours prior to the meeting.

End of Report

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

- c. There was one neighbor who submitted a **grievance** addressed since our last meeting in May. The Board discussed the general condition of the neighborhood and the need to begin notifying residents more swiftly as we receive grievances or as we, the Board members, notice that a property is in violation of standards set in our governing documents. There are a handful of neighbors who have received 2 and 3 notices on their property for various reasons (mailboxes, cleaning, landscape) who are not responding. We discussed next measures but did not reach a conclusion for action.
- d. **Legal and Bylaws** update was given by President, Joe Morrison. The attorney meeting to finalize or updates was attended by both Joe and Dick Farabaugh with the intent of finalizing our revisions so that we can take the next steps in getting our voting process enacted. Our initial steps to move toward a vote on the revised documents are outlined below in Unfinished Business. In addition, Joe talked more about our metal roof situation and a discussion followed. Without our Architectural Director at the meeting, it was difficult to complete discussions. Steve Digilio made a motion to approve the revisions as provided to the attorney at the recent meeting and Joe seconded this motion.
- e. Our **community relations** update was given by Michael, and he reported that we welcomed a new neighbor at 6170 Misty Oaks Drive. He brought them a welcome gift.
- f. Michael also reported on **Roads and Grounds**.
  - 1. Michael completed an extensive report on neighborhood conditions to include mailboxes in disrepair and non-compliant with our deed restrictions for our May meeting. He discussed those neighbors who have yet to respond to our notification that their property needs work.
  - 2. Michael added two new lots to our list for letters to go out. One is a new home in need of roof cleaning, and one is a home in need of roof and gable end cleaning.
  - 3. Michael gave a report on the mowing progress on the vacant lot. It had become an eyesore, and we are unable to get any response from the lot owner. Now that it is under control, the lot will be mowed every other week, and we will continue to bill the lot owner.
  - 4. One oak tree in the preserve needed a branch removed because the homeowner next to the preserve felt the branch was jeopardizing their roof. The branch was removed, and expense was split with the homeowner.

## 6. Unfinished Business

There was a brief discussion on how to handle by-law changes with membership and the voting plan and procedures we will utilize to handle the vote. The initial steps were outlined as follows for Board consideration:

- 1. We send out the clean copies to all our homeowners by 9/15 and advise them that they will have a vote to approve them October 14 at 7:00 pm at our next Board Meeting. We want to give them plenty of time to review the documents before the vote.
- 2. We advise homeowners that the red lined version is available on our website if they

want to see more detail on all the changes. At the same time, we remove the old documents from our website to eliminate any confusion.

3. We advise homeowners via email, that we have incorporated their previous suggestions and comments after our last Annual Meeting into our legal documents. We also have included material from all previous Board Resolutions to be added to our documents whenever applicable.
4. We advise homeowners that we will send out the ballots in late September or early October for a vote on this important issue.

We will ask homeowners to bring forward their concerns with the new documents by 9/30 and prior to the October meeting, prior to balloting, and to do so via response to the email or by contacting a Board Member.

#### **7. New Business**

- a. Our next meeting is scheduled for October 14, 2025.

Our Meeting adjourned at 8:01 PM with a motion from Steve and a second from Linda and unanimous agreement. Our next meeting is scheduled for Oct 14 @ 7:00 PM.