

Meeting Minutes
Misty Oaks Owners Association Board Meeting
August 6, 2024

The Board of Directors for the Misty Oaks Owners Association met on August 6, 2024. 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 representing PACC

1) Call to order – the meeting was called to order at 4:02 PM EST by Joe Morrison.

2.) Minutes from 5-7-24 Meeting of the Misty Oaks Owners Association reading was waived by a motion from Stephen DiGilio and seconded by Dick Farabaugh.

3.) President's Report

a. Legal & Bylaws – a draft is being prepared on revisions to our bylaws. Our current documents are those that were handed over by the developer. Joe Morrison discussed several segments of the Declarations, Bylaws, and Articles. The work continues on these documents with the goal being to get the bulk of our changes all put together and streamlined prior to enlisting the actual re-write by legal. This will alleviate some of the legal expense for the project.

4. PACC Report - Laurie Lawrence gave us an update on the latest PACC activities. She shared a copy of the minutes from the June meeting and updated us on the various activities by that Board. None affect our neighborhood directly and the minutes of the June meeting can be found on the PACC website.

5. Treasurer's Report – Stephen DiGilio gave the following treasurers report:

**Misty Oaks Owner's Association
Monthly Treasurer's Report
YTD 7/31/2024**

Fifth Third Bank Account

Balance	6/30/2024	\$32,063.49
Deposits		0.00
Expenses		<u>372.57</u>
Balance	7/31/2024	\$31,690.92

Sub-accounts

Repair Contingency	\$13,129.79
Legal Contingency	\$10,057.41
General Operating	<u>\$ 8,503.72</u>
Total	\$31,690.92

Respectfully submitted, Stephen Digilio, MOOA Treasurer, 7/31/2024.

Treasurer Stephen DiGilio made a request that the Board Members take time between now and the next budget year to determine expenses and timing of those expenses so that he can reflect them accurately for the upcoming year.

6. Architectural Report - Dick Farabaugh gave his report and it follows here:

Misty Oaks HOA Architectural Committee

August 6, 2024

Report of Recent Activity (Preliminary as of July 30, 2024)

From Feb 20, 2024, to April 30, 2024, there have been these 2 items to report.

1. Lot 32 – 6115 Misty Oaks Street – Matson - on June 24, 2024, RfAM received for new roofing in Charcoal color and White Roof Drip Edge. APPROVED on 6/27/24.
2. Lot 54 – 8165 Misty Oaks Blvd – Werner – On June 27, 2024, RfAM received for new hurricane impact windows and doors and elimination of ‘eyebrows’ over windows on the south side of the house. APPROVED on 6/27/2024.
3. UPDATE - Lot 55 - 6187 Misty Oak Drive – Krah – In April he submitted an RfAM for major landscaping renovation. The new owner, Jim Krah, sent a set of photos indicating which trees and shrubs in the front of the home were to be removed and a detailed description of what plantings will be used for replacement. He is also planning on landscape revisions to the back yard, and I told him that the rear of the property landscaping is up to him since it is not in public view. Approved on April 17, 2024. The work is being undertaken now. UPDATE – this work is still in process as of the date of this report and final plans for landscaping will be submitted in early August per Jim Krah.
4. Lot 29 – 6721 Misty Oaks Street – Booth - has asked for approval to remove a large tree at the back of the property. This tree is beginning to have negative effects on the pool slab and foundation. Since it is at the rear of the property, I advised them that they were free to remove the tree, without requesting formal approval. Approval not needed, advised Booths on July 26, 2024.

Other Items:

- a. HOA Meeting Notice Signs were set out on Monday Morning due to Hurricane Debby’s presence on Sunday. The time scheduled for the HOA meeting was corrected by Linda . . . Thank you Linda.

7.) Secretary Report

1. We now have a new and consistent Zoom meeting address for our Board Meetings. It has been posted to the website and will remain constant.
2. Discussion regarding updates to our neighborhood directory. Email communication forms are still not secured for 5 residents. We will work to gain those documents.
3. We will need to be certain our contact list is up to date for annual meeting notices.

8.) Roads & Grounds & Community Relations – report by Michael Regulbuto

- One roof in the neighborhood who received a letter from our audit has had the roof cleaned.
- One roof in the neighborhood has still not had the roof cleaned and this same home also has a mailbox in disrepair. Additional communication will be sent.
- We will follow-up on the progress at the next meeting of this Board. Michael reports all in all the neighborhood is in pretty good shape.

Our community happy hour will resume in the fall. At this time, we are tentatively looking toward September for the next neighborhood happy hour. Michael will keep us up to date.

9.) New Business –

- a. We discussed speed of vehicles in Misty Oaks. We will ask residents to slow down as they drive through the neighborhood in a mass email to homeowners. This will be distributed in August to the homeowner email list. Linda Midyett will also research street stenciling of our 25 mph limit and a “robot” speed information sign to draw the driver’s attention to their speed.
- b. We discussed aesthetics in Misty Oaks and specifically the items that are in violation of our current documents. We discussed noticing the neighbors who are currently in violation of the lawn/landscape deed restrictions. A list will be gathered for communicating violations.
- c. We discussed the need for secure keeping of our documents related to our Misty Oaks Owners Association. Dick Farabaugh will research a “cloud” location for this purpose.
- d. We discussed having a special meeting when we are at the stage of doing a full review of the proposed document changes. This meeting would be devoted to that single task and will take place in November, potentially 11/23/24.
- e. Michael Regulbuto will make contacts to secure a location to host the annual meeting.

10.) Meeting Schedule –

These dates have been identified for the upcoming meeting schedule. 10/29, special meeting possibly 11/23, and Annual Meeting 12/3/2024.

Stephen DiGilio made a motion to end the meeting and Michael Regulbuto seconded that motion and the meeting adjourned at 6:00 PM. This concludes the minutes for this meeting.