

MOOA Board Meeting October 31, 2023 – Minutes

The meeting was held via ZOOM. Called to order at 7 PM by President, Larry Sullivan.

Attended by, Larry Sullivan, Michael Regulbuto, Stephen Digilio, Dick Farabaugh, Joann Glady, and Joe Morrison, Jim McGuire

President's report: no new activities to report. Refer below to legal/bylaws

VP Report: no report

Treasurers report: Steve Digilio

The budget is balanced and expenses are being met with appropriate contingency funds available. Budget for 2024 was presented, discussed and unanimously approved by the board. It will be presented to the homeowners at the annual meeting Dec. 5, 2023. No dues increase needed at this time. The contingency funds are appropriate to cover unanticipated needs.

Committee Reports:

PACC: Unfortunately no one was available to attend last month's PACC meeting and the minutes are not yet available. The plantings at the entrance have begun, finally! Five beautiful royal palms...more planting to follow along with up lighting according to Steve and Dick.

Architectural Control: Dick Farabaugh reviewed requests that were received – all were within guidelines and approved. Mailbox changes remain an area for discussion.

Grievances: No new grievances – there is a continued problem with the mailbox at 8129 MOB – Joann will write another letter and email to try to get the post taken care of. See roof and mailbox survey)

Legal and Bylaws: Larry Sullivan reported on the new HB 720 and 919 and recommended that the bylaws be reviewed by the attorney and the appropriate updates made. The board agrees. There are enough significant changes in these

regulations to warrant the expenditure and, at the same time, we can address some of the long standing issues with our very outdated bylaws. To be included a change in the billing dates for invoices to “first of the year”

Community Relations: Happy hour will start up again, First Friday of the month – Nov 3, in the cul de sac at the end of MOB. Dec 8th will be in Steve DiGilio’s driveway (8145 MOB)...later dates and locations TBD. Time is 5:00PM

Community Garage sale: Nov. 18, 2023

Roads and Grounds: Michael reports that we will not need mulch until next season. He has done a roof and mailbox survey :

6174 MOD – Chapman – Mailbox still in need of repair. Slats damaged and post leaning

8166 MOB –Hackett - roof needs cleaning – large oil stain on driveway.

8129 MOB Cason - roof needs cleaning and post for mailbox need replacing or repair

8125 MOB Mitchell- post needs to be painted per the deed restrictions – cannot be left “natural”

NEW Business: With the announcement that Larry Sullivan will not seek re-election at the end of his term, we will attempt to find community resources to take over his many extra responsibilities – foremost being the website updates and the newsletter. Joann will add a call to service in the cover letter for the annual meeting and we will ask for volunteers at the annual meeting.