

Minutes – Misty Oaks Owners Association Board meeting February 20, 2024

The meeting was held via zoom at 7PM 2/0/24

Attendees:

Joe Morrison – Pres

Michael Regulbuto - VP

Stephen DiGilio – Treasurer

Joann Simonsen Gladys – Secretary

Dick Farabaugh – Director

Jim McGuire (resident)

Linda Midyett (resident)

Reading of the minutes of prior meeting – waived

Treasurers Report: Stephen Digilio

Budget : starting balance of \$34227.81

Expenses of \$3200 for tree trimming in January (was discussed at Annual meeting as being postponed till January but did not get into the budget) and renewal of GoDaddy website registration @\$ 659.40 for 5 years (unanticipated) may cause us to be slightly over budget this year.

PACC Joe attended the qtrly meeting. Discussion of 3-4 new homes being built at Eagle Creek (the vicinity of Whitfield and Lockwood Ridge. Also discussed was the irrigation system planned for Whitfield Rd from University to Palm Aire CC stop sign.

Architectural report Dick Farabaugh reported the following:

- 6 requests for various improvements since the last meeting – all approved
- Signs for the next meeting – Steve will handle as Dick will be away from the area. Zoom info will be posted on the Website
- Joe raised a question about tree removal – the resolution covers trees that the county rules do not cover. Architectural approval is required for all large tree removal even if the county rules do not apply.

- Fencing for dogs at 8150 Misty Oaks Blvd. This property currently owned by Joann Simonsen Gladly but under contract for sale to Stephen Catania. Stephen currently lives in the neighborhood and was granted a temporary fenced dog run on that property in 2020 due to disability which makes it impossible for him to walk his dogs. He is proposing to fence the rear area adjacent to the pool on the south side of 8150 MOB. He has reached out to the board and also been in direct contact with the MOOA attorney. The attorney has indicated to Joe Morrison that approval should be given, within guidelines of MOOA rules and resolutions. Stephen is currently working closely with Joe and Dick to assure the accommodation for the dogs will not affect adjacent property or be seen from the road.

Grievances: none to report – Joann Gladly

Legal and Bylaws: Joe reported that in review of the current professional insurance to cover board members has been shown to be inadequate. Since the board serves on a volunteer basis it is critical the insurance be adequate to indemnify them. He is investigating options for better coverage and will report as appropriate.

Roads and Grounds and Community relations – Michael Regulbuto

The question was raised whether there is a formal bidding process for Roads/grounds expenses. There is but in general, we have stayed with the current landscape service (“Andy”) as he is reliable, does a good job and was the lowest bidder when last the contract was reviewed. Trees at the entrance are trimmed every 5-8 years and done at \$400 per tree.

Nite Lights – checked the lighting in entrance beds – all good

May plan a community garage sale in spring but only if at least 8 homeowners commit.

New Business: with the sale of her property at 8150 Misty Oaks Blvd, Joann Simonsen Gladly will resign from the board effective March 30, 2024. Linda Midyett was nominated and approved unanimously to fill the position for the remaining of 2024. – thank you Linda!! Joann will meet with her in March to review and turn over records.

Meeting schedule : 5/7, 8/6, 10/29 and annual meeting on 12/3.

Stephen made a motion to adjourn the meeting at 8:15PM...seconded by Michael Regulbuto