

Meeting Minutes
Misty Oaks Owners Association Board Meeting
October 14, 2025

The Misty Oaks Owners Association Board Meeting was called to order at 6:58 PM on October 14, 2025 and conducted via Zoom. We had one resident in attendance. The Board Members in attendance were:

Joe Morrison – President
Michael Regulbuto – Vice President
Dick Farabaugh - Director
Linda Midyett – Secretary

1. The reading of the minutes from our last meeting was waived with a motion from Dick and a second by Michael. 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. We also discussed the following during this report:
 - a. Our annual meeting is set for December 4, and we had discussions to include meeting location, agenda, and noticing.
 - b. Circulating and updating our neighborhood email list in preparation for annual meeting noticing. Linda will send the latest version to all BOD members for their input by 10/20/2025.
 - c. Discussion regarding the PACC representative now that Laurie Lawrence has moved.
 - d. There are two seats up for election for this next term and the seats will be added to our annual meeting proxy along with a request for a PACCI representative for the neighborhood.
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 read by Linda Midyett in Steven Digilio's absence. His report follows:

**Misty Oaks Owner's Association
Monthly Treasurer's Report
YTD 9/30/2025**

Fifth Third Bank Account

Balance	8/31/2025	\$24,622.73
Deposits		
Expenses		<u>\$703.32</u>
Balance	9/30/2025	\$23,919.41

Sub-accounts

Repair Contingency	\$13,289.79
Legal Contingency	\$ 5,342.79
General Operating	<u>\$ 5,286.83</u>
Total	\$23,919.41

Respectfully submitted, Stephen Digilio, MOOA Treasurer, 10/04/2025

It was discussed during this segment that the lot that is in arrears on the dues and maintenance fees be sent a certified notice of the current total owed. Once that is complete and if no response, we will file in small claims court and place a lien on the property. Steve will gather the items for the mailing.

**We received one Estoppel request that has been forwarded to Steve Digilio. The close date on the property is 11/14 so if Steve needs someone to handle in his absence he will reach out.

5. Committee Reports

- a. **PAAC** – we did not have a report this meeting for PAAC activities. We discussed that we need a new PAAC representative from Misty Oaks. We will advise neighbors that we are looking for a volunteer when we do the annual meeting notice.
- b. **Architectural Control** - Dick Farabaugh gave his report.

Misty Oaks HOA Architectural Committee October 14, 2025

Report on Recent Activity (as of October 10, 2025)

From July 30, 2025, to October 14, 2025, there has been only this item to report.

1. Lot 31 – 6119 Misty Oaks Street, Hans Broemel, RfAM to install Rip Rap Revetment to stabilize the shoreline. The RfAM stated that the “rip-rap would be similar to the rip-rap installed on Lot 30 . . . to match Lot 30” (next door). APPROVED via email on 8.12.2025

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. **Grievances:** There was one neighbor who submitted a **grievance** addressed since our last meeting in August. The grievance is in reference to a property maintenance issue. We have attempted notification on this same grievance via email and US mail. We have also now sent a certified letter.

Additionally, we discussed the need to run an email test mailing to all neighbors. Our email communication is passed over and we have important items coming up in reference to our annual meeting. We will run a test after the email address list is brought up to date.

- 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 addition, we had extensive discussion on the metal roof language. The current language was discussed and the plan is to detail the specifics regarding metal roofs in a resolution. Joe read from Article 6.4 section c and then asked for a motion. Joe made the motion to approve the language and Michael seconded the motion. The vote was 3 in favor and 1 opposed.

- e. Our **community relations** update was given by Michael, and he reported that he will be distributing welcome gifts to the new neighbors in November. A community yard sale was discussed, and we decided after a couple year hiatus, to give it a try again. The yard sale is set for November 15, and Michael will advertise the sale on Facebook, in the Observer, and on Nextdoor.
- f. Michael also reported on **Roads and Grounds**.
 - 1. Michael gave a report on the mowing continuing on the vacant lot. This lot 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.
 - 2. After the first of the year, Michael intends to have the preserve examined and obtain quotes for the control of invasives.

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:

We get our email address in order and circulate a test email on 10/30/2025.

We email clean copies of the new version of our documents to homeowners on 11/5/2025. and explain the old version is posted to the website. We advise homeowners via this 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.

We will ask homeowners to bring forward their concerns with the new documents by 11/14/2025, prior to balloting, and to do so via response to the email or by contacting a Board Member.

We advise homeowners that we will send out the ballots the week of November 17, 2025, for voting for the annual meeting both US mail and electronically. They can vote via proxy or attend the meeting.

7. **New Business**

- a. Our next meeting is scheduled for December 4, 2025.

Our Meeting adjourned at 8:45 PM with a motion from Joe and a second from Linda and unanimous agreement.