Meeting Minutes

Misty Oaks Owners Association Board Meeting

October 13, 2026

Michael called the meeting to order at 7:10 PM with all Board Members present. The meeting began with Dick proposing to waive the reading of previous meeting minutes, which Michael seconded.

Michael Regulbuto – President

James Smith – Vice President

Stephen Digilio – Treasurer

Linda Midyett – Secretary

Dick Farabaugh – Director

a) **Presidents Report**. The president's report noted a quiet quarter, and the annual meeting was tentatively set for December 3rd. Michael shared that he would step down from the board after 17 years due to retirement plans.
b) **Vice President**, James provided updates on the distribution of the neighborhood newsletter to the Misty Oaks email distribution list. James reported that the editor-in-chief would be updating the fall newsletter. In addition, he discussed that the volunteer form will be added to the email distribution of the newsletter and will also be added to the forms section of the website. He will provide photos for the letter to the owner of Lot 35.

   The group discussed planning a yard sale for November 14th, with Michael agreeing to advertise it through Nextdoor and Facebook Marketplace and send an email announcement. They decided to place yard sale signs at key locations the night before, with the sale running from 9 AM to 3 PM.

   The team planned to organize a holiday happy hour on December 5th following their annual meeting on December 3rd, with James responsible for sending out notifications about the event.

c) **Treasurer** Stephen Digilio presented Treasurer's Report shown below.

Misty Oaks Owner's Association
Monthly Treasurer's Report
YTD 9/30/2026

Fifth Third Bank Account

Balance	8/31/2026	$24,537.52
Deposits		0.00
Expenses		304.55
Balance	9/30/2026	$24,232.97

Sub-accounts

Repair Contingency	$13,389.79
Legal Contingency	$ 5,742.79
General Operating	$ 5,100.39
Total	$24,232.97

Respectfully submitted, Stephen Digilio, MOOA Treasurer, 10/07/2026

Stephen provided information on Lot 24 (vacant) and explained that the property owners cannot sell the property without satisfying the lien, first, and while foreclosure has not been discussed, the lien would need to be satisfied through legal action at some point. The group decided to continue paying $50 bi-weekly for property mowing, as reducing costs further would compromise the property's condition.

The group discussed planning for the annual meeting, with Stephen confirming he would aim for December 3rd (Thursday) at Palm Aire and will confirm the venue by the following day or day after.

d) **Architectural Committee Report** Dick reported that two items were approved during this slow quarter, and they are detailed in his report below.

Misty Oaks HOA Architectural Committee

October 13, 2026

Report of Recent Activity

From August 13, 2026, to October 13, 2026 there have only been 2 items to report.

1. A request from Steve Reinfeldt - Lot 21 to approve the repainting of the house in Half Sea Fog (very close to the existing color). Approved on 9.21.26
2. A request from John and Fran Mys – Lot 59 to repaint the house with the main body Shoji White and the Trim Silver Ash. Approved on 10.7.26

Other Items:

a. With the advent of the new email addresses for the HOA Board Positions, I will revise the RfAM form to reflect that change and will submit it for replacement of the current form on the website. . . "mistyoaksarchitectural@gmail.com or dickfarabaugh@hotmail.com"

UPDATE!

The link below will take you to the Form Fillable PDF form. This link should be placed under the documents section of the Misty Oaks Website with the instruction "click here to fill out the form". A note should also be included that the homeowner filling out the form should save a copy for their records as the website does not save their request. Once the form is filled out the homeowner should email the request to mistyoaksarchitectural@gmail.com.

Link:

https://www.sejda.com/share/db5b17d7fdf049069d89d12b3f160b37-xWAlfoClzr1MxBLr26jMJmJdBp2Oyqpd5vNaGf_07Z6KKI85Ztwc0I3gHKyayTNi

b. Signs were put out at (3:30 pm on 10.11.26) End of Report

Richard R. Farabaugh

Dick introduced a revised RfAM form that he had updated for the website to make it easier to complete. He requested that it be tested before full implementation. Michael agreed to post the link on the website after the meeting to test the functionality. The group discussed updates on a cloud-based record retention solution, with Dick confirming that new email addresses have been sent out and instructions were provided earlier. They addressed challenges with certificate requirements and regulatory burdens for volunteers, with Dick commenting on potentially transitioning responsibilities to a professional management group if interest wanes.

e) **Secretary Report and Grievance Update.** Linda reported on grievances regarding light fixtures, noting that Michael had conducted an audit of light fixtures and poles on lots after the August meeting finding 6 lights out of compliance. She provided updates on responses from these residents, including Callum and Laura Crawford, and Jim Krah. Sherri Parrett is unresponsive due to being out of the country.

The group discussed property maintenance issues on Lot #35, including overgrown landscaping, weeds, absence of required pole light, and a need for pressure cleaning and roof cleaning. Linda agreed to send a registered letter addressing these issues, and

James will provide current photos to include in the letter. If the letter doesn't prompt a response, they will consider involving their attorney.

Linda also discussed the neighborhood directory format, which will include first and last names, lot number, phone number, and home address, to be shared via email rather than printed and mailed. Dick had previously provided several updates to the draft circulated to the Board for this purpose. Other update information was provided by Michael during the meeting. Dick offered to update a neighborhood map with current residents' names and send it to Linda for inclusion in the directory. The neighborhood directory will be a two-page PDF and plat map.

The efforts toward speed control measures in the neighborhood were discussed and an update on those activities was provided by Linda. Linda reported ongoing communication with both Manatee County and the sheriff's department regarding solar-powered speed signs but faced difficulties in getting clear direction from either authority. The group discussed various speed control options including smaller signs and speed tables.

The upcoming Annual Meeting preparations to include nominee gathering and proxy creation were also discussed. Linda will create an email that we can send out to residents requesting nominees for upcoming Board vacancies with a deadline of November 15, for response. The conversation ended with plans to send an email to homeowners seeking nominations for an open board seat with a November 15th deadline, as Michael, Linda, and Stephen's terms were up for election.

f) **Roads and Grounds/Property Maintenance Discussion** The group discussed Christmas lights installation, which will take place the Saturday after Thanksgiving. Shelly, Herb and Andrea handled the decorations last year. Michael will check with Andrea on who is storing the Christmas lights currently. Michael will have Andy put down mulch before the lights are installed.

Micheal adjourned the meeting at 8:10 PM with a motion from Linda and a second from James.