

Meeting Minutes
Misty Oaks Owners Association Board Meeting
May 13, 2025

The Misty Oaks Owners Association Board Meeting was called to order at 7:02 PM on May 13, 2025 and conducted via Zoom. We had one resident in attendance. The Board Members in attendance were:

Joe Morrison – President

Michael Regulbuto – Vice President

Stephen Digilio – Treasurer

Linda Midyett – Secretary

Dick Farabaugh – Director

1. The reading of the minutes from our last meeting was waived with a motion from Steve Digilio and a second by Dick Farabaugh. 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.
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 then given by Steven Digilio. His report follows:

**Misty Oaks Owner's Association
Monthly Treasurer's Report
YTD 4/30/2025**

Fifth Third Bank Account

Balance	3/31/2025	\$31,817.00 (Corrected 4/22/2025)
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Deposits

Expenses	<u>\$1538.30</u>
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Balance	4/30/2025	\$30,278.70
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Sub-accounts

Repair Contingency	\$13,289.79
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Legal Contingency	\$ 6,037.79
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General Operating	<u>\$10,951.12</u>
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Total	\$30,278.70
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Respectfully submitted, Stephen Digilio, MOOA Treasurer 5/10/2025

5. Committee Reports

- a. **PAAC** – we did not have a report this meeting for PAAC activities.
- b. **Architectural Control** - Dick Farabaugh gave the Architectural Control Report in which he outlined requests for architectural review and his report follows here.

Misty Oaks HOA Architectural Committee May 13, 2025

Report on Recent Activity (Preliminary as of May 12, 2025)

From February 18, 2025 to May 13, 2025, there have been these items to report.

1. Lot 42 – 8141 Misty Oaks Blvd – Hartley - on March 1, 2025, RfAM received for roofing replacement. APPROVED on 3/1/2025.
2. Lot 42 – 8141 Misty Oaks Blvd – Hartley - on March 1, 2025, RfAM received for pool cage replacement. APPROVED on 3/1/2025.
3. Lot 9 – 8146 Misty Oaks Blvd – Ralston – On March 8, 2025, RfAM received for tree trimming in front yard. APPROVED for tree TRIMMING ONLY on 3/9/2025.
4. Lot 63 - 6190 Misty Oaks Drive – Heggie – On 3/29/20-25 received an RfAM for exterior painting. Approved 3/31/2025.
5. Lot 32 – 6115 Misty Oaks St - Matson – on 4/14/2025 an RfAM was received requesting approval for new paint colors for the exterior house and trim. Approved 4/14/2025.
6. Lot 48 – 6145 Misty Oaks Court – Peverley – on 4/24/25 RfAM was received requesting siding repair and house repainting. Approved on 4/24/25.
7. Lot 53 – 8161 Misty Oaks Blvd – Donahue – has asked asked approval to remove an overgrown Ficus Tree in the rear of the lot. I advised that approval for that species in that location was not strictly required, however I approved the removal in case there were any questions later as to the proprietary. Approved 4/27/2025.
8. Lot 23 – 8117 Misty Oaks Blvd – Shimkat - RfAM received on 5/4/2025 requesting approval for new roofing with dark asphalt shingles. Approved on 5/6/2025.
9. Lot 2 – 8174 Misty Oaks Blvd - McGuire – RfAM received on 5/2/2025 requesting approval for various minor landscaping changes. Approved on 5/6/2025.

Other Items:

- a. HOA Meeting Notice Signs were set out on Sunday, 5/11/2025, at approximately 2pm.
- b. I have been asked to review the use of Metal Roofing in the neighborhood. The current Restrictions do not include Metal Roofing materials as approved. The following page contains the committee's recommendations for the inclusion of a standing seam metal roofing type. At this time we see no other metal roofing types as being acceptable in Misty Oaks.

End of Report

Dick Farabaugh

Metal Roofing Standards for Misty Oaks

1. Roofing Panels and associated trim shall consist of: a base material of aluminum with a minimum thickness of .032 inches or Galvalume Steel with a minimum thickness of 24 gauge.
2. Panel shall be painted with coating containing 70% KYNAR 500® PVDF resin.
3. Panel style shall be mechanically* seamed, standing seam type with concealed fasteners.
4. Panel width shall be uniform, having a width of 14 to 18 inches.
5. Panels shall be of striated type profile to minimize unsightly "oil canning".
6. All panel fasteners (screws, bolts, clips) shall be stainless steel and be concealed.
7. Metal roof panels shall not be installed over asphalt shingle roofing.
8. Panels shall be solid color. A color sample must be provided.
9. Roof penetrations (e.g. exhaust vent caps, pipes, skylight trim) shall be painted to match roof panels using a product such as Kynar 500 or similar PVDF paint for improved durability of appearance.
10. Drip edge, trim, caps, edges and the like, shall be the same material and color as roof panels.
11. Peel-and-stick waterproof membrane underlayment is required under the entire roofing assembly.
12. The metal roofing system must be installed by a professional roofing contractor with expertise in the installation of the proposed system.
13. The following types of metal roofing will not be considered.
 - a. Metal roofing tiles, granular coated or otherwise.
 - b. Plain galvanized steel
 - c. panels that do not have a mechanically seamed standing seam.
 - d. Standard corrugated metal roofing.
 - e. 5-Vee Crimp panels.
 - f. exposed fastener systems of any kind.

Notes: * in item 3 above the requirement for mechanically seamed standing seams is to permit the potential future inclusion of solar panels without penetrating the roofing panels. The solar panels can be attached with a clip system to the mechanically seamed ribs without penetrating the roofing panels.

A motion was made by Steve Digilio to accept the metal roof report findings and add this type of roof material to our list that refers to acceptable roof materials. Linda Midyett seconded the motion and the vote was unanimous.

- c. There were no **grievances** addressed since our last meeting in February. Steve Digilio reported that there have been 5 complaints from residents regarding a vehicle parked the wrong direction on MOB. A letter will go to the homeowner on this topic. The Board discussed the general condition of the neighborhood and the need to begin notifying residents more swiftly as we receive grievances or as we, the Board members, notice that a property is in violation of standards set in our governing documents.
- d. **Legal and Bylaws** update was given by President, Joe Morrison. The attorney meeting will be 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 Unfinished Business.
- e. Our **community relations** update was given by Michael and he reported that we have had two neighborhood happy hours since our last meeting and that we have another scheduled for May 17 at 8178 Misty Oaks Blvd. Michael reported that he distributed a welcome gift basket for the new owner at Brenda Howell's address.
- f. Michael also reported on **Roads and Grounds**. There was a mix-up during the remodeling of the golf course that resulted in the grass at our front entrance being chemically killed. Michael met with Henry Bouchard of Palm Aire Country Club during which they had discussions regarding property lines. Bouchard will check with the club's legal council on property lines. Regardless, the MOOA has a sprinkler system installed and have been watering and otherwise maintaining the area in question for many years. Michael will report the outcome at our next meeting or when resolved.
 - i. Michael completed an extensive report on neighborhood conditions to include mailboxes in disrepair and non-compliant with our deed restrictions. His report includes photos and descriptions, and we are determining our actions as a Board due to the volume of violations uncovered by Michael's report and other Board Member observations around the neighborhood. A discussion ensued regarding allowing/changing our current mailbox standards to allow for varnish on natural wood. Language such as "paint or varnish" and "maintained so as not to weather".

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 we discussed are as follows:

- a. Attorney meeting to finalize the changes.
- b. Posting of the amended documents to the website.
- c. Email our neighborhood informing that the documents are on the site for their review and state that the purpose is to gather comments/questions on the document revisions. We will set up a comment/question process – HOA email?

- d. Our comment period will last a specified amount of time and then we will proceed with our steps to vote. (timeframe to be determined).
- e. 2nd and 3rd email to notify our residents of the documents posted for review and perhaps letter the residents with the same information.
- f. Next steps to be determined at our next meeting or before.

7. New Business

- a. Discussion ensued regarding rental applications. We will look at other HOA applications and gather information on the process of handling renters and the relationship the renter has with the MOOA and how this differs or compares to that of the property owner.

Our Meeting adjourned at 8:30 PM with a motion from Steve and a second from Michael and unanimous agreement. Our next meeting is scheduled for August 12, 2025 @ 7:00 PM.