

The annual meeting of the Misty Oaks owners Association was held on December 5, 2024 at 7 PM at the Palm Aire Country Club. The meeting was called to order at 7:03 PM. President Joe Morrison, Vice President Michael Regulbuto, Treasurer Stephen DiGilio, Secretary Linda Midyett, and Director Richard Farabaugh were in attendance.

Reading of the minutes from the previous meeting and the previous annual meeting were waived.

### **President's report**

Joe Morrison, who served his first year as president, gave his report. It largely focused on the project of our documents rewrite. In addition to this he called our attention to some recent dog related problems in the neighborhood with complaints from residents about dogs being off-leash and residents not curbing their dogs.

President Morrison also called our attention to a change in our documents regarding the leasing of homes to explain that we added home swaps as permissible.

### **Vice President's Report**

Michael Regulbuto gave his report.

- We have added up-lighting to the trees at the entrance of the neighborhood.
- Mulch has been redone as of last week in the beds at the entrance.
- Tree trimming for the preserve is on the schedule for 2025 and tree trimming near the entrance of the neighborhood was done in 2024.
- Michael brought to our attention the fact that our preserve needs to remain a preserve. In other words, it is not a park and fallen trees and things that occur naturally need to remain as they are.
- Sprinkler heads in the common areas were repaired this year.
- Aquagenix continues to maintain our lake. There were comments from the floor on lake maintenance and it was agreed to check with the company on reducing our treatment frequency.
- Our vice president also called attention to our neighborhood speed limit of 25 mph. This is a concern as many of our neighbors speed in and out of our neighborhood. Adding to the hazard is the fact that a golf cart path crosses our Misty Oaks Boulevard. The board will continue to research remedy for speeding within misty Oaks.

### **Social Activity**

- Michael continued with a report on the social committee. He explained that we will not be having a fall garage sale because last spring we had only a couple of houses participate. He will do an email survey prior to this spring to see if we will bother with a neighborhood garage sale.
- In addition to the garage sale, Michael reported on our neighborhood happy hours. They restarted last month and we only had four attendees. The next happy hour will be in January.

- The welcoming committee welcomed one new neighbor and is waiting to welcome another new neighbor when they move into their home within the next few weeks.

#### **Secretary's Report**

Linda Midyett commented on grievances to explain that the typical grievances within our neighborhood involve parking, mailboxes, roofs, lawn maintenance, and dog policing. The process for grievances is to make your grievance known to the secretary of Misty Oaks Owners Association. After conditions are verified, a letter is issued to the offending neighbor asking them to correct the situation.

The vote via proxy for the approval of the new documents (articles, bylaws, and declarations) and the election of 3 Board openings was as follows: 11 did not approve the document changes, and 32 approved the document changes. We needed a simple majority of 33 to approve the document re-write. All three Board positions were re-filled by the incumbents.

#### **Treasurer's Report**

Stephen DiGilio gave the treasurers report in which he explained the proposed vs. actual budget report included here along with the monthly report and the annual report. The motion to approve the proposed \$50 dues increase was made by Joe Morrison and seconded by Linda Midyett. The increase passed with a unanimous Board vote.

### **Misty Oaks Owner's Association**

#### **Monthly Treasurer's Report**

**YTD 11/30/2024**

#### **Fifth Third Bank Account**

<b>Balance</b>	<b>9/30/2024</b>	<b>\$27,974.42</b>
<b>Deposits</b>		<b>0.00</b>
<b>Expenses</b>		<b><u>3,656.66</u></b>
<b>Balance</b>	<b>11/30/2024</b>	<b>\$24,317.76</b>

#### **Sub-accounts**

<b>Repair Contingency</b>	<b>\$13,129.79</b>
<b>Legal Contingency</b>	<b>\$ 6,087.41</b>
<b>General Operating</b>	<b><u>\$ 5,199.56</u></b>
<b>Total</b>	<b>\$24,317.76</b>

**Respectfully submitted, Stephen Digilio, MOOA Treasurer, 11/23/2024.**

## Misty Oaks Owner's Association

### Treasurer's Report

YTD 11/30/2024

#### Fifth Third Bank Account

Balance	1/01/2024	\$33,195.74
Deposits		\$11,141.90
Expenses		<u>\$20,019.88</u>
Balance	11/30/2024	\$24,317.76

#### Sub-accounts

Repair Contingency	\$13,129.79
Legal Contingency	\$ 6,087.41
General Operating	<u>\$ 5,199.56</u>
Total	\$24,317.76

Respectfully submitted, Stephen Digilio, MOOA Treasurer, 12/03/2024.

#### MISTY OAKS OWNERS ASSOCIATION – 2022 Actual YTD vs. Budget

	2024	YTD 11/30/2024		2025
	Budget	Actual	Variance	Budget
				\$50 Dues Increase
<b>CATEGORY</b>				
<b>INCOME</b>				
Dues	9,900.00	9900.00	0.00	\$ 13,200.00
Interest Income				
Lake Maintenance Income	1,241.90	1241.90	0.00	\$ 1,241.90
<b>Total Income</b>	<b>\$11,141.90</b>	<b>\$11,141.90</b>	<b>0.00</b>	<b>\$ 14,441.90</b>
<b>EXPENSES</b>				
<b>General Expenses</b>				
Bank Charges	0.00	0	0.00	\$ -
Community Relations	400.00	218.23	181.77	\$ 300.00

Insurance Expense	1,400.00	2083.63	-683.63	\$ 2,300.00
Meeting Room Rent Expense	100.00	214	-114.00	\$ 225.00
Office Expense	300.00	908.64	-608.64	\$ 700.00
PACC Expense	256.00	256.00	0.00	\$ 256.00
Postage Expense	200.00	205.75	-5.75	\$ 200.00
<b>Total General Expenses</b>	<b>\$2,656.00</b>	<b>\$3,886.25</b>	<b>-1230.25</b>	<b>\$ 3,981.00</b>
<b>Lake Maintenance &amp; Lot 24 Mowing Expense</b>			0.00	\$
Lake Maintenance Expense	1,320.00	1138.39	181.61	\$ 1,320.00
<b>Total Lake Maintenance &amp; Lot 24 Mowing Expense</b>	<b>\$1,320.00</b>	<b>\$1,138.39</b>	<b>181.61</b>	<b>\$ 1,320.00</b>
<b>Landscaping Expenses</b>				\$
Landscaping Expenses	4,000.00	5740.00	-1740.00	\$ 6,000.00
Planting Expenses	300.00	0.00	300.00	\$ 200.00
Repair & Maint. Contingency	200.00	0.00	200.00	\$ 200.00
Repair Expense	300.00	170.00	130.00	\$ 250.00
<b>Total Landscaping Expenses</b>	<b>\$4,800.00</b>	<b>\$5,910.00</b>	<b>-1110.00</b>	<b>\$ 6,650.00</b>
<b>Legal &amp; ACCT Expenses</b>			0.00	\$
Accounting Expenses			0.00	-
Legal Contingency	400.00	8190.00	-7790.00	\$ 500.00
Legal Expenses	150.00	150.00	0.00	\$ 400.00
<b>Total Legal &amp; ACCT Expenses</b>	<b>\$550.00</b>	<b>\$8,340.00</b>	<b>-7790.00</b>	<b>\$ 900.00</b>
<b>Repair Expenses</b>			0.00	\$
Light Repair Expenses	300.00	0.00	300.00	\$ 200.00
Other Repair Expenses	200.00	0.00	200.00	\$ 200.00
Sprinkler Repair Expenses	200.00	0.00	200.00	\$ 200.00
Street Sign Repair Expenses			0.00	\$
<b>Total Repair Expenses</b>	<b>\$700.00</b>	<b>\$0.00</b>	<b>700.00</b>	<b>\$ 500.00</b>
<b>Tax Expenses</b>			0.00	\$
State Tax	70.00	70.00	0.00	\$ 70.00
<b>Total Tax Expenses</b>	<b>\$70.00</b>	<b>\$70.00</b>	<b>0.00</b>	<b>\$ 70.00</b>
<b>Utilities Expenses</b>				\$
Electric Expenses	500.00	302.00	198.00	\$ 500.00
Water Expenses	500.00	372.84	127.16	\$ 500.00
<b>Total Utilities Expenses</b>	<b>\$1,000.00</b>	<b>\$675.24</b>	<b>324.76</b>	<b>\$ 1,000.00</b>
<b>Total Expenses</b>	<b>\$11,096.00</b>	<b>\$20,019.88</b>	<b>-\$8,923.88</b>	<b>\$ 14,421.00</b>
<b>Operating +/-</b>			\$ -	<b>\$ 20.90</b>

## **Architectural Report**

Richard Farabaugh gave the architectural control report. He stated we had 21 requests for various items needing architectural approval and all were worked and approved. Dick continued to explain that architectural approval is typically required for anything you do to your home that is visible from the street.

Dick commented on damage from the hurricanes to include fallen trees, tree debris, and street flooding. The tree problem continues as we have many dead branches hanging up in live standing trees as a result of the storms. He reminded residents that if you need to remove a damaged/diseased tree to please fill out an architectural request for this prior to the work being done.

There has been some confusion on the handling of tree removal within our neighborhood that has been brought to the forefront by actions with lot 23 and lot 24. Dick is working with the parties involved to get a good lot line survey to determine upon which lot the trees grow.

After taking discussion points from the floor primarily surrounding the documents rewrite, the meeting was adjourned at 8:37 PM by a motion from Joe Morrison and seconded by Dick Farabaugh and a unanimous Board vote.