Minutes of the Dec 5, 2023 MOOA Annual Meeting

Meeting called to order at 7:01 PM on December 5, 2023 – meeting was held at 8150 Misty Oaks Blvd and was available via Zoom.

-**Reading of minutes** from October 31, 23 board meeting was waived.

- **President’s Report** – Larry Sullivan has served for 10 years as President and will retire as of this meeting. He thanks the board and all the community for the support they have provided during his tenure.

- **VP report** – Michael Regulbuto reported that:

 Roads and Grounds – some work has been done to the lighting at then entrance – Oak Trees will be “uplit” and the sprinkler system has undergone some routine maintenance . The Garage sale this fall was very poorly attended and there will not be a community sale in the spring unless a commitment of a minimum (8) number of residents to participate. Welcome basket was presented two new residents – Minyett and Santori.

**-Treasurers report** – Steve DiGilio

Steve presented a balanced budget. There will be no increase to fees necessary in 2024. The contingency fund for legal and repairs are adequate even in light of anticipated increase in legal fees as a result of the new Florida HOA regulations which will require legal review.

The 2024 Budget had been reviewed and approved by the board at the Oct. 31 2023 meeting .

**Committee reports:**

PACC – no update as Laurie Lawrence was unable to attend. However, the Whitfield entrance to Palm Aire has finally been replanted with 5 Royal Palms and looks quite stunning. Finally.

**Architectural Control** – Dick Farabaugh reported that there were 31 requests for improvements in the neighborhood and all were appropriate and approved

**Grievances** – Joann Glady reported that there is a continuing issue with a couple mailboxes in need of repair but in general no Grievances during the last quarter.

**Legal and Bylaws-** State bill 720 and 918 regulating the operations of HOA’s will require a review of our documents by the attorney to assure compliance. During that process he will also make appropriate changes such as moving the dues invoice date to a January date – this will make the accounting more straight forward. We will also address potential changes to the restrictions/descriptions of mailboxes to simplify needed replacements while maintaining the consistent “look” of the neighborhood. This will be managed by the newly elected board president – Joe Morrison.

**Election Results:**

A quorum was reached by proxy(40) and in person(5) votes.

Joe Morrison was elected to a two year term on the board.

Dick Farabaugh was re-elected to a new 2 year term as a director.

**Annual meeting adjourned at 8PM**

**Business Meeting:**

Joe Morrison was appointed by the board as president. (Joann Glady Nominated and Michael Regulbuto seconded) approved by all.

Michael Regulbuto(VP), Steve Digilio(treasurer) and Joann Glady(secretary) are the remaining board members, all fulfilling their 2nd year of terms.

2024 Meeting schedule approved as follows: Feb 6, May 7, Aug 6, Oct 8, Dec 3.