

WATER OAK HOMEOWNERS ASSOCIATION OF MANATEE, INC.
BOARD OF DIRECTORS ORGANIZATIONAL MEETING MINUTES
Tuesday, November 9, 2021

CALL TO ORDER President Antaeus Balevre called the meeting to order at 6:20 PM via a ZOOM conference call.

DETERMINATION OF A QUORUM

Antaeus Balevre, Nick Cichielo, Marilyn Kessie, Dotti Sniff and Bob Thurber were present on the call. A quorum was established.

PROPER MEETING NOTICE

The meeting was properly noticed in accordance with the Association Documents and Florida Statute 720.

Election of Officers

The Board appointed the following officers:
President Nick Cichielo
Vice President Dotti Sniff
Secretary Marilyn Kessie
Treasurer Antaeus Balevre
Director Bob Thurber

Adoption of the 2022 Budget

Nick Cichielo reported on the 2022 budget. The maintenance fee for Water Oak will increase to \$589 for 2022.

A motion was made by Antaeus Balevre and seconded by Dotti Sniff to APPROVE the 2022 Budget. All directors were in favor, motion carried.

Old Business

The following ARC requests were presented.

1. 6733 64th Ter E – replace roof - approved
2. 6327 67th St E – paint driveway - approved
3. 6730 63rd Ter E – paver extension - approved
4. 6331 67th St E – paint house same color - approved
5. 6334 67th St E – install dog run – approved with conditions
6. 6754 64TH Ter E – replace roof – approved
7. 6746 63rd Ter E – lanai extension - denied

A motion was made by Dotti Sniff and seconded by Bob Thurber to APPROVE ARC requests numbered 1 – 6 above and to DENY number 7. All directors were in favor, motion carried.

New Business

The owner of 6610 63rd Ter E owes \$4637.42 in dues, fines, legal fees, and court costs as of 11/9/2021.

A motion was made by Antaeus Balevre and seconded by Dotti Sniff to have our attorney send a letter to the renters at 6610 63rd Ter E to send Water Oak the monthly rent payments until the owners' entire debt is paid. All directors were in favor, motion carried.

Next Meeting

The next meeting of the Water Oak Homeowners Board of Directors is scheduled for 1/11/2022 via a Zoom conference call.

Adjournment

A motion was made by Antaeus Balevre and seconded by Bob Thurber to adjourn the meeting at 6:49 PM. All directors were in favor, motion carried.