

WATER OAK/WHISPER BEND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 11, 2022 - Via Zoom

A. CALL TO ORDER/DETERMINATION OF A QUORUM: President Nick Cichielo called the meeting to order at 6:03 p.m. Directors Nick Cichielo, Dotti Sniff, Marilyn Kessie, Antaeus Balevre and Bob Thurber were present constituting a quorum. Douglas Wilson was present representing AMI as well as additional Homeowners on the ZOOM call.

B. PROOF OF MEETING NOTICE: The meeting was properly noticed in accordance with the Association Documents and Florida Statute 720.

C. APPROVAL OF MINUTES OF SEPTEMBER 14, 2021 AND NOVEMBER 9, 2021: After discussion, a motion was made by Director Balevre, seconded by Director Thurber, to approve the minutes September 9, 2021 and November 9, 2021. The motion passed unanimously.

D. PRESIDENT'S REPORT: President Nick Cichielo reported that any resident with a concern, complaint or suggestion should send it in writing to AMI. They should not call or visit anyone on the board. He commented further that everyone has experienced price increases and the Association has experienced the same with a number of vendors.

E. TREASURER'S REPORT: The Treasurer's report was given by Treasurer Antaeus Balevre based upon the November 30, 2021 financial statements. He reviewed the statements and delinquencies. Director Kessie and Director Thurber made a motion to approve the report as presented.

F. COMMITTEE REPORTS:

1) Welcome Committee: No Report.

2) Violations Report: Director Balevre reported that there were five (5) violations and all but one has been corrected. The last one, was given thirty (30) days to comply.

3) Community Improvement: Director Balevre indicated that the Committee proceeded on a three-notice provision and stated the garage sale was scheduled for February 26, 2022.

4) ARC Report: Director Balevre indicated that the Committee received eight (8) requests to approve and they requested recommending approval. A motion was made by Director Balevre, seconded by Director Thurber, to approve the requests as submitted. The motion passed unanimously. (See the attached sheet for the list.

G. MANAGER'S REPORT: Mr. Wilson read the Manager's Report presented by Brenda Smith-Myers and a copy is attached to the minutes. NO REPORT WAS ATTACHED.

H. OLD BUSINESS:

1) Vote on Item not entered into past minutes: It was mentioned that the resolution dated July 15, 2013 needed to be approved by the Board of Directors. After reviewing the issue, a motion was made by Director Thurber, seconded by Director Kessie, to approve the resolution. The motion was approved unanimously.

I. NEW BUSINESS: The Board accepted Antaeus Balevre's resignation as Treasurer. An acknowledgement was made by the Board to thank Antaeus Balevre for his years of service to the Association. It was appreciated that he also volunteered to continue a number of roles on the current Board. Nick Powell was appointed to the Board as Treasurer by unanimous vote.

J. MEMBERS QUESTIONS:

1) An owner questioned the date of the garage sale would conflict by the date of Gasparilla.

K. NEXT MEETING: The next meeting date will be March 8, 2022, via ZOOM.

L. ADJOURNMENT: There being no further business to come before the Board, a motion was made by Director Thurber, seconded by President Cichielo, to adjourn at 6:38 p.m.

Respectfully Submitted by Acting Secretary:
Douglas E. Wilson, CMCA®, PCAM®, CPM®
President AMI

Architectural Control Requests Water Oak Homeowners Association of Manatee					
ID	Name	Address	Submitted	Status	Type
274609	Douglas Bird	6623 64th Ter E	12/27/2021	Approved	Exterior Painting
274499	Gordon Rapp	6318 68th St E	12/20/2021	Approved	Windows
274389	Gary Ring	6312 67th Ct E	12/19/2021	Approved	Replacement of Roof
274390	Gary Ring	6312 67th Ct E	12/19/2021	Approved	Landscaping
273504	Scott DeWitt	6731 64th Pl E	12/02/2021	Approved	Replacement of Roof
273351	David King	6634 63rd Ter E	11/30/2021	Approved	Replacement of Roof
273320	Oscar Hofstede	6418 67th St E	11/29/2021	Approved	Lanai
273023	Dorothy Sniff	6412 67th St E	11/19/2021	Approved	Remove Oak Tree

The above requests were approved at the January 11, Board meeting.