



Meeting Minutes for Water Oak Homeowners Association of Manatee, Inc.

Meeting Type	Board
Meeting Date	07/12/2022
Location	Zoom Meeting
Attendees	A quorum was established by Nick Cichielo, Dotti Sniff, Nick Powell and Bob Thurber. Also present was Eric Hagar from AMI and 7 members
Called To Order	6:01 PM
Minutes Approval	A motion was made by Bob Thurber and seconded by Nick Powell to approve the 5.10.22 meeting minutes. The motion passed unanimously.
President's Report	Nick Cichielo presented the presidents report. Nick Cichielo discussed the board has been carefully watching expenses and increasing operating expenses in 2023. Nick Cichielo brought to the boards attention to expect increase in 2023 assessments. Nick Cichielo also discussed the current rental policy and homeowners needs to own the home for more then 2 years in order to rent there homes. A motion was made by Bob Thurber and seconded by Nick Powell to approve the presidents report. The motion passed unanimously.
Treasurer's Report	Nick Powell presented the treasures report. Nick Powell discussed there positive operating, reserve accounts and assets. The association is in a great financial position. A motion was made by Bob Thurber and seconded by Nick Powell to approve the treasurers report. The motion passed unanimously.
Committee's Report	Eric Hagar presented the violations, ARC and rental reports. Eric Hagar brought to the boards attention there are 29 open violations, 4 new ARC requests and 5 rental homes as of 7.13.22.A motion was made by Bob Thurber and seconded by Nick Powell to approve the violations, ARC, and rental report. The motion passed unanimously. Arlene Merriman presented the Community Improvement report. Arlene Merriman told the board they are preparing for the holidays for the community.A motion was made by Bob Thurber and seconded by Nick Powell to approve the Community Improvement report. The motion passed unanimously.



Committee
Reports
Attachment

[Managers Report 7.12.22.pdf](#)

Manager's Report

Eric Hagar presented the managers report. A motion was made by Bob Thurber and seconded by Nick Powell to approve the managers report. The motion passed unanimously.

Manager's Report
Attachment

[Managers Report 7.12.22.pdf](#)

Unfinished
Business

Nick Cichielo discussed the healthy pond grant, the responsibilities of both the county and association. The grant will support building and repairing the pond edges of lakes. This grant will also clean lake #2. A motion was made by Bob Thurber and seconded by Nick Powell to approve the healthy pond grant report. The motion passed unanimously.

Next Meeting Date 09/13/2022

Time Adjourned 6:37 PM