

# WATER OAK HOMEOWNERS ASSOCIATION OF MANATEE, INC.

## BOARD OF DIRECTORS MEETING MINUTES

Tuesday, September 14, 2021

### CALL TO ORDER

President Antaeus Balevre called the meeting to order at 6:00 PM via a ZOOM conference call. Members had been given a call-in number and a participant ID.

### DETERMINATION OF A QUORUM

Antaeus Balevre, Nick Cichiello, Marilyn Kessie, and Bob Thurber were present on the call. A quorum was established. Colleen Fletcher from Advanced Management (AMI) did not call in.

### PROPER MEETING NOTICE

The meeting was properly noticed in accordance with the Association Documents and Florida Statute 720. A meeting sign was displayed 3 days prior to the meeting, and the announcement and agenda were available on the Whisper Bend website 4 days prior to the meeting.

### APPROVAL OF MINUTES

**A motion was made by Nick Cichiello and seconded by Marilyn Kessie to approve the minutes from the 7/13/2021 Board meeting as submitted. All directors were in favor, motion carried.**

### PRESIDENT'S REPORT

Antaeus Balevre reported that trees need trimming, and driveways need power washing on many properties. Colleen will send letters to the homeowners.

### TREASURER'S REPORT

Nick Cichiello gave the Treasurer's Report and stated that we are \$4,000 under budget for the year. He said that the Budget Report is 31 pages long and if anyone would like to read it, they should contact him.

**A motion was made by Antaeus Balevre and seconded by Bob Thurber to approve the Treasurer's Report. All directors were in favor, motion carried.**

### DELINQUENCY REPORT

Nick Cichiello provided an update regarding the Delinquency Report. There are currently two owners whose payments are past due. Our lawyers are handling both cases and Court Orders have been issued against both homeowners to pay their delinquent fees. Neither homeowner has paid their fee and are in violation of their Court Order. The outstanding amount to date is \$8,033.03.

**A motion was made by Marilyn Kessie and seconded by Antaeus Balevre to accept the Delinquency Report as given. All directors were in favor, motion carried.**

### WELCOME COMMITTEE REPORT

Nick Cichiello reported that he gave Welcome brochures to two new residents and one to a current resident.

### VIOLATIONS REPORT

Antaeus Balevre reported the status of the current violations.

- 2 owners received a FINAL notice
- 4 owners received a SECOND notice
- 6 owners received a FIRST notice
- 17 are new violations, and the owners will be sent a FIRST notice

**A motion was made by Antaeus Balevre and seconded by Nick Cichiello to approve the fines for 6 owners on the list above. All directors were in favor, motion carried.**

The following violations from the list above were closed.

- 2 owners COMPLIED after receiving their FIRST notice
- 1 violation was CLOSED because the owner moved away

### MANAGER'S REPORT

No report given as Colleen Fletcher was not in attendance.

## **COMMITTEE REPORTS**

### **Architecture Committee**

Antaeus Balevre reported that there are 3 new ARC requests.

1. 6327 67<sup>th</sup> St E – paint driveway
2. 6730 63<sup>rd</sup> Ter E – paver extension/addition
3. 6746 63<sup>rd</sup> Ter E – lanai extension and tin roof

Discussion followed regarding the ARC requests. The homeowner for Request 2 must clean up the street after the work is completed, or it will be a violation. The tin roof requested by number 3 is NOT allowed in Whisper Bend per our Documents.

**A motion was made by Antaeus Balevre and seconded by Bob Thurber to APPROVE requests 1 and 2. All directors were in favor, motion carried.**

**A motion was made by Nick Cichielo and seconded by Marilyn Kessie to DENY request number 3. All directors were in favor, motion carried.**

### **Community Improvement Committee**

Antaeus Balevre gave the report for Chairperson Arlene Merriman. The Front Entrance Enhancement project includes redoing the landscaping, installing new permanent lighting, fixing the Whisper Bend signs, and installing a December light display. The project will begin after the Budget is approved.

**A motion was made by Antaeus Balevre and seconded by Bob Thurber to move \$11,000 out of Special Projects to the Front Entrance Enhancement Project. All directors were in favor, motion carried.**

### **Covenant Compliance Committee (CCC)**

Antaeus Balevre gave the report for Chairperson Angela Butler. The CCC met on 9/8/2021 to conduct an evidentiary hearing to determine whether the owner of Lot 117 will be fined for not removing the offending fruit trees on his property. The homeowner was notified but was not present. The committee approved the fine.

**A motion was made by Marilyn Kessie and seconded by Antaeus Balevre to acknowledge the fine to the owner of Lot 117 as stated in the minutes of the CCC. All directors were in favor, motion carried.**

## **OLD BUSINESS**

1. Yoder Tree Service trimmed the trees in Whisper Bend, including the palms and the oaks, at a discounted rate. A large number of homeowners participated as required for that rate.
2. When the fence company re-installed the white fence on the vacant lot, it was black with dirt and mold. The fence company kept putting off coming to power wash it even after many phone calls from the Board. Antaeus Balevre eventually filed a complaint with the Better Business Bureau about the fence company. Greenside Landscaping will power wash the fence for us.

## **NEW BUSINESS**

There are 3 director openings to be filled at the annual members' meeting in November. Anyone who wants to run for the Board must notify AMI before October 15<sup>th</sup> via the form provided. The form was e-mailed to homeowners on the contact list and is available on the Whisper Bend website, [www.mywhisperbend.com/announcements](http://www.mywhisperbend.com/announcements).

## **DISCUSSION:**

The pump station on Linger Lodge Road was discussed.

## **ADJOURNMENT:**

The next meeting will be the annual Homeowners' Meeting on Tuesday, November 9, 2021, at 6:00, via a ZOOM call.

**A motion to adjourn the meeting was made by Antaeus Balevre and was seconded by Bob Thurber. All directors were in favor, motion carried. The meeting was adjourned at 6:51 PM.**