



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

Meeting Type Board
Meeting Date 07/13/2021
Location Zoom Conference Call
Attendees Antaeus Balevre
Nick Cichielo
Bob Thurber
Marilyn Kessie
Colleen Fletcher, CMCA

Called To Order 6:00 PM

Minutes Approval: A motion was made by Nick Cichielo and seconded by Marilyn Kessie to approve the minutes as submitted from the 5/11/2021, 6/8/2021, and 6/22/2021 Board meetings. All directors were in favor, motion carried.

Homeowner Input: Owners in attendance had a chance to ask questions, and responses were provided by the Board.

Treasurer's Report: Nick Cichielo provided the operating and reserve figures from the June 2021 Financial Report. A motion was made by Bob Thurber and seconded by Marilyn Kessie to approve the report as submitted. All directors were in favor, motion carried.

Nick Cichielo provided an update regarding the Delinquency Report. There are currently four owners whose payments are past due. Two of these cases have been given to our lawyers. The outstanding amount to date is \$8,781.22.

A motion was made by Antaeus Balevre and seconded by Nick Cichielo to waive the outstanding fees in the amount of \$9.60 for address 6639 63rd Terrace E. All directors were in favor, motion carried.

Committee Reports:

Violation Report: Antaeus Balevre provided the list of outstanding violations. Colleen Fletcher, CMCA, added that 6610 63rd Terrace is in the process of being sold, which will clear the violation for painting of the home. Three additional homeowners with exterior violations were sent letters.

A motion was made by Nick Cichielo and seconded by Marilyn Kessie to send a final notice to all second-notice offenders as their "14 days to comply" will have expired on 7/14/2021. All directors were in favor, motion carried.

ARC Antaeus Balevre provided a report asking for the approval of the following ARC requests:

- 6723 63rd Ter E, Roof Replacement
- 6727 64th Pl E, Fence installation
- 6642 63rd Ter E, roof replacement
- 6707 64th Ter E, pool overflow
- 6735 64th Pl E, driveway pavers
- 6739 63rd Ter E, lanai extension
- 6603 63rd Ter E, paint exterior

A motion was made by Marilyn Kessie and seconded by Bob Thurber to approve all submitted ARC requests. All directors were in favor. Motion carried.

Community Improvement Committee (CIC)- Arlene Merriman stated that the committee is currently working on obtaining proposals for the replacement of the entrance landscaping and signage. The committee is discussing possible upcoming community events as well. In the future, the committee will be checking into obtaining a grant from Manatee County for beautification. The committee would like to request a budget line for expenses.

Unfinished Business

- HY Fence has taken down the broken fence and removed it. A new post was needed to put up the new fence. Currently the company is backlogged by 3 weeks.
- The Electronic Voting Resolution was mailed to the attorney on Monday per Colleen Fletcher, CMCA.

New Business

- The rental application for 6651 63rd Terrace has been approved.
- Antaeus Balevre asked to check Lot 105 vs Lot 95.
- Two letters have been sent by the attorney to homeowners regarding violations.

Next Meeting 9/14/2021

Time Adjourned 7:02 PM

Minutes Approved by President Antaeus Balevre