



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

Meeting Type	Board of Directors
Meeting Date	05/11/2021
Location	Conference Call
Attendees	Antaeus Balevre, Nick Cichiello, Dotti Sniff, Bob Thurber
Called To Order	6:01 PM A quorum was established. The meeting was properly noticed in accordance with the Association Documents and Florida Statute 720.
Minutes Approval	A motion was made by Nick Cichiello and seconded by Dotti Sniff to approve the minutes of March 9, 2021. All in favor, motion carried.
President's Report	Antaeus Balevre reported that all of the sidewalk repairs have been made by the County. The County has also added rip rap rock where necessary on Lincoln Road.
Treasurer's Report	<p>Nick Cichiello presented the March 2021 Treasurer's Report. The only line item over budget is Legal. It may be necessary to add money to this line item in 2022. Nick read the balance sheet.</p> <p>Nick Cichiello presented the Delinquency Report as of March 2021. Only 37% of the fees have been paid as of this date. He also reported that there are currently two collections with the attorney.</p> <p>Antaeus Balevre reported that a large delinquent payment was received.</p> A motion was made by Antaeus Balevre and seconded by Bob Thurber to approve the Treasurer's Report and the Delinquency Report as presented. All in favor, motion carried.
Violations Report	Antaeus Balevre reported that there were seven open violations. They have all been cleared and will be closed by the management company.
Committee Reports	<ul style="list-style-type: none">• Community Improvement Committee - Antaeus Balevre reported that the committee was created with three members of the community. The committee is doing a great job. A survey was emailed to all homeowners who have an email address on record, asking about their preferences for a community project. Currently, 30 responses have been received by the committee. The committee was thanked for working hard on this project.• ARC Report: There are currently 16 submissions, 6 have been pre-approved, and 10 are under review. A motion was made by Antaeus Balevre and seconded by Nick Cichiello to approve the six pre-approved requests. All in favor, motion carried.• Fence Report: Dotti Sniff reported that several proposals were received for the fence project. The two lowest proposals were from H&Y Fence Co. and USA Fence Co. The proposal from H&Y Fence is \$1525.00, and the one from USA Fence is \$1436.00. A motion was made by Bob Thurber and seconded by Dotti Sniff to approve the proposal submitted by H&Y Fence Co. All in favor, motion carried.



- Manager's Report** Colleen Fletcher, CMCA, reported that she did a property inspection on Friday, May 7. She is currently working on contacting Bryan Zollar Engineering to complete the SWFWMD inspection of the ponds as required by the County. There were some communication concerns with accounting, so Colleen will be reviewing all communication and financial information in the future.
- Unfinished Business**
- **Lake Maintenance:** George from Pond Professionals has been made aware of the odor emanating from the littoral shelf in pond 2. It was reported by homeowners living on the pond. The pond company will attempt to resolve this matter.
 - **Taxes:** The 2020 Federal Income Tax was filed with the assistance of Colleen Fletcher.
 - **Landscape Contract:** Colleen Fletcher assisted with obtaining proposals for the landscaping contract. Jeff Perkins Landscaping was charging \$27,000 per year. Greenside Landscaping submitted a proposal of \$20,100 annually. **A motion was made by Bob Thurber and seconded by Dotti Sniff to approve the proposal as submitted by Greenside Landscaping for \$20,100 annually. All in favor, motion carried.**
- New Business**
- **Fence Voting-** completed under Fence Report
 - **SWFWMD-** Discussed under Lake Maintenance
 - **LLC/Corp Amendment:** Antaeus Balevre reported that when the original amendment regarding rental restrictions was written, Mr. Butler deleted a portion of the amendment making enforcement of rental restrictions against LLC/Corporations difficult. The association attorney is currently drafting a new amendment which will need to be presented and voted upon by the community to go into effect. Future updates will be given.
- Homeowner Input** Homeowners' questions were taken and replied to by the Board.
- Adjournment** **A motion to adjourn the meeting at 6:53 was made by Nick Cichielo and seconded by Bob Thurber. All in favor, motion carried.**
- Next Meeting Date** 7/13/2021

Correction of minutes approved by President Antaeus Balevre