



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

Meeting Type	Board
Meeting Date	03/09/2021
Location	Zoom Conference Call
Attendees	Antaeus Baevre Nick Cichielo Dottie Sniff Bob Thurber
Called To Order	6:05 PM
Minutes Approval	A motion was made by Nich Cichielo and seconded by Dottie Sniff to approve the minutes of the January 12, 2021 and January 27, 2021 meeting as submitted. All in favor, motion carries.
Homeowner Input	Questions and comments were taken of the homeowners in attendance, the Board and Management company assisted with a response.
President's Report	Antaeus Balevre provided the Presidents report. It was noted that there are several homes for sale in the community with offers coming in well over asking price. The housing values within the community are very good at this time. The county has completed the paving of the streets throughout the community. The county advised that the spots that are bad will even out as driven over during the warm weather. Nick Cichielo thanked Antaeus Balevre for all of his hard work during this process. Antaeus worked with the county regarding all scheduling and planning for this project.
Treasurer's Report	Nick Cichielo provided the Treasurers Report per attachment C of the Board packet. The operating account balance as of January 31, 2021 was \$53,569.74 and the reserve balance was \$75,557.85. Nick Cichielo provided an update regarding the delinquent accounts as per attachment D of the Board packet. The current delinquent balance is \$11,938.00 with two accounts with the attorney for collections. A motion was made by Antaeus Balevre and seconded by Bob Thurber to approve the Treasurers and Delinquent Reports as presented. All in favor, motion carries.
Committee's Report	Welcome Committee: Nick Cichielo has met with one new homeowner and assisted with explaining the rules of the association regarding exterior

modifications without approval. The new owner is aware of the association requirements and will be following accordingly in the future.

ARC Committee- Antaeus Balevre presented the approved modifications as presented in Attachment E of the Board Packet. A total of 10 modifications were approved and one needed to be removed from the system as it is not a request for Water Oak HOA.

Violations Report- Antaeus Balevre provided the violation report as presented in Attachment F of the Board Packet. There are currently four outstanding violations, three have come into compliance. 6325 68th St E will be receiving a hearing letter for April 5, 2021 due to landscaping concerns.

Collections Status Report: Antaeus Balevre provided the attorney collection report for the two collections accounts and two violation accounts. Lot 129 will be revisited in mid March as some payments have been received and Lot 39 the attorney is recommending moving forward with foreclosure of the property. The two open violation accounts are in discussions with the board and attorney office.

Violations Response Form: Antaeus Balevre provided the updated violation response form to be added when mailing violation letters. Owners are to complete and submit this form when coming into compliance with the association rules.

Manager's Report Colleen Fletcher, CMCA explained that most of the topics are being presented by the community. A drive of the property was conducted and a few violations were found. Letters were mailed to each owner in violation.

Unfinished Business A. Wall and Fence: Antaeus Balevre explained that the Board has discussed this matter with the attorney at length and all fences were approved by the Builder but one. A letter will be sent to this owners advising that they need to remove any vegetation that would prohibit the association from properly maintaining. The owner must also allow access to the wall for repairs/cleaning as required. The association will be responsible should there be any damage to the homeowners sod or property during the contractors access.



B. Storage Locker: All of the association record boxes and holiday decorations have been moved to a storage locker.

C. The decorating committee is currently in the process of being created, more information to come at the next meeting.

New Business

A. Bids to fix fence along 65th and the vacant lot- currently gathering proposals to remove the palm tree and put the fence back up. Dottie Sniff will be working on this matter.

B. Antaeus Balevre is currently working on the RFP for the upcoming landscaping contract that is set to expire. The RFP will be submitted to the Board by April 14, 2021, once received Colleen Fletcher, CMCA will submit to vendors for proposals. It is to be noted that the current landscaper has placed new plants and mulch at the front entrance as a part of the contract, this has been completed three times this year.

C. START- pond restoration program: Antaeus Balevre has explained that this program is to assist with replacing plants and costs for the Association regarding the pond. Antaeus will be emailing the community looking for volunteers with work with Nick Cichiello regarding this matter.

Next Meeting Date 05/11/2021

Time Adjourned 6:45