

WATER OAK HOMEOWNERS ASSOCIATION OF MANATEE, INC.

BOARD OF DIRECTORS MEETING MINUTES

Tuesday, October 13, 2020

CALL TO ORDER:

President Antaeus Balevre called the meeting to order at 6:00 PM via conference call, to comply with COVID-19 social distancing rules. Members were given a call-in number and a participant ID.

DETERMINATION OF A QUORUM:

Directors Antaeus Balevre, Nick Cichielo, Rebekah Greer, Kevin Mann, and Dotti Sniff and were present on the call. A quorum was established. Colleen Fletcher represented Advanced Management Inc. (AMI).

PROPER MEETING NOTICE:

The meeting was properly noticed in accordance with the Association Documents and Florida Statute 720. A meeting sign was displayed 7 days prior to the meeting, and the announcement and agenda were also available on the Whisper Bend website 7 days prior to the meeting.

APPROVAL OF MINUTES:

A motion was made by Nick Cichielo to approve the August 18, 2020 Meeting Minutes as written. The motion was seconded by Dotti Sniff. The motion carried unanimously.

REPORTS:

President's Report:

President Antaeus Balevre reported on the following:

- Whisper Bend looks good. There are many new roofs in the development.
- Thank you to Carol Sonnemann and the Decoration Committee for the Halloween decorations.
- A "silt boom" (a floating containment barrier) has been installed by the littoral shelf in Lake 2. It is in preparation for maintenance on the lake.

Treasurer's Report:

Treasurer Nick Cichielo reported on the following:

- The Water Oak Balance Sheet dated 09/30/2020 was reviewed. Homeowners may contact Advanced Management for the numbers.
- The tentative 2021 budget was discussed. The final budget will be made available at the November members' meeting.

A motion was made by Dotti Sniff to accept the Treasurer's Report. The motion was seconded by Antaeus Balevre. The motion carried unanimously.

Management Report:

Colleen Fletcher from AMI reported that there are currently 12 violations against homeowners. Individual violations were not discussed.

A motion was made by Antaeus Balevre to accept the Management Report. The motion was seconded by Nick Cichielo. The motion carried unanimously.

Committee Reports

Decoration Committee:

Chairperson Carol Sonnemann reported on the Decoration Committee:

- The committee decorated the entrance to Whisper Bend for Halloween and plan to decorate it for Christmas.
- Christmas will be the last decorating job by this team.
- They have \$43.06 cash left for decorations.
- The team wishes to "pass the baton" to other residents to take over. There are only 5 holidays that need decorations.
- Please contact Antaeus Balevre if you wish to take over the job.

Architecture Committee:

Rebekah Greer presented the 3 ARC requests.

1. 6708 64th PL E - removal of intrusive trees in front yard
2. 6306 67th ST E - install 6-foot fence in back yard
3. 6703 63rd TER E – roof replacement

A motion was made by Antaeus Balevre and seconded by Rebekah Greer to approve requests #1 and #3 and conditionally approve #2 with the caveat that the fence does not go past 12 feet from the back of the house. The motion carried unanimously.

Welcome Committee:

Nick Cichielo gave the Welcome Committee report.

- Welcome to Whisper Bend brochures were given to 2 new residents.
- Coleen at AMI was notified of the new residents.

OLD BUSINESS:

A motion was made by Nick Cichielo to fire Solitude Lake Management Co. and hire Pond Professional LLC. as the Whisper Bend lake maintenance company. The motion was seconded by Dotti Sniff. The motion carried unanimously.

- a) Pond Professional began Pond 2 maintenance and the cleanup of the littoral shelf. They installed the silt boom, sprayed the unwanted vegetation, and unclogged the drains. They are scheduled to return in 2 weeks to remove the debris.
- b) A bid was received from Aquagenix for approximately \$4800 to stock Lake 2 with fish. Additional bids are pending.
- c) Both sides of the wall on Linger Lodge Rd. need to be repaired and painted. The inside of the wall can only be painted if the trees and shrubs are cut back and access is provided. The vinyl fence behind 64th Ter E, on 65th Ave E, and on Lincoln Rd is in disrepair. Sections are dirty, bent, and moldy. The Board is receiving bids to repair/maintain the fence and wall.
- d) Trees on 65th AVE E and Lincoln Rd need to be trimmed before the fence can be power washed. There are 24 palm trees and 6 oaks. The Board is receiving estimates for this work.
- e) The 25 oak trees overhanging the wall on Linger Lodge Rd need trimming before the wall is painted.
- f) The 12 palm trees at the entrance to Whisper Bend are growing too tall to maintain. The removal of these trees is a future expense and must be planned for.
- g) The Whisper Bend signs at the entrance are deteriorating and will need to be replaced. This is another expense that must be planned for. Rebekah Greer suggested that the Board should apply for the County Grant to help cover the cost.
- h) Status of debts owed to the Association: Due to an incorrect estoppel letter sent by Resource Property Management (our former management company) for the foreclosure and sale of **Lot 2**, the Association received \$300 instead of the \$3,000 owed. No legal action can be taken against RPM.

On the second case, the owner of **Lot 149** agreed to a payment plan to pay off the money owed to the Association. \$2,500 is to be paid immediately, with the balance to be paid in monthly installments of \$600 each until paid. As long as the owner is not in default under the terms of the agreement, the pending lien foreclosure will become inactive or stayed until such time the sums owed the Association are paid in full. At that time, the case will be dismissed, and the lien released. The agreement was filed by the law firm Porges, Hamlin, Knowles & Hawk.

NEW BUSINESS:

- a) The Board discussed whether a Reserve Study would be beneficial. It was decided that it would be too expensive.

- b) The makeup of the Board was discussed. With Kevin Mann leaving the Board after this year, it leaves 5 members on the Board beginning in 2021. The Board decided to remain at 5 members. The directors and the year their term ends are listed. Directors with terms ending in 2020 can be re-elected, reappointed, or resign. Any homeowner who wishes to run to be a member of the Board should contact Coleen Fletcher at AMI. An election will be held at the November members' meeting if there is a quorum. Candidates can be nominated on the call.

Antaeus Balevre	2021
Nick Cichielo	2021
Rebekah Greer	2020
Kevin Mann	2020
Dotti Sniff	2021
Bob Thurber	2020

A motion was made by Nick Cichielo to have the Board remain at five members. The motion was seconded by Bob Thurber. The motion carried unanimously.

- c) An Application to Lease was submitted for approval for a rental at 6714 64TH Ter E. It was approved.
- d) A legal action has been filed against the Board by a former officer of Water Oak. It cannot be discussed as it is pending.

DISCUSSION:

There was no additional discussion by the residents.

ADJOURNMENT:

A motion was made to adjourn the meeting at 7:15 PM by Rebekah Greer. The motion was seconded by Dotti Sniff. The motion carried unanimously.

The next meeting will be the annual General Membership Meeting. It will be held via Zoom conference call at 6:00 PM on November 17, 2020. Details will be posted on the Whisper Bend website and on the sign by the entrance closer to the meeting date. An e-mail will also be sent to all the residents on the e-mail list.

Written by Judy Balevre, Approved by President Antaeus Balevre