



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

Meeting Type Board

Meeting Date 07/11/2023

Location Zoom

Attendees A quorum was established by Nick Cichielo, Dotti Sniff, Bob Thurber and Joanne Fernandez.

Also present was Eric Hagar and 9 homeowners.

Called To Order 6:00 PM

Minutes Approval A motion was made by Bob Thurber and seconded by Dotti Sniff to approve the 5.9.23 meeting minutes. The motion passed unanimously.

President's Report Nick Cichielo reported the exterior fence was repaired, reminded the membership about the "No Mow Zone" around the ponds and landscape maintenance standards in Water Oak.

Treasurer's Report Nick Cichielo presented a financial report written by Darian Pointsetta for the meeting. (Attached)

Treasurer's Report Attachment [July BOD Finance Report.pdf](#)

Committee's Report Nick Cichielo provided information to 2 new owners and will get them Welcome Packages.

Antaeus Balevre provided 6 ARC applications and a homeowner letter.

Joanne Fernandez reported 19 current renters in Water Oak.

Eric Hagar reported 56 open violations.

Eric Hagar reported \$936.00 in delinquency.

Arlene Merriman thanked Nick Cichelio for the effort at the front entrance during July 4th weekend. Alene Merriman also requested direction from the board on Re-Establishing the committee.



Manager's Report Eric Hagar updated the board on the 2024 budget and time-line for review.

New Business Eric Hagar presented 3 landscape maintenance estimates to the board. A motion was made by Bob Thurber and seconded by Dotti Sniff to approve the Tru-Scape landscape maintenance contract. The motion passed unanimously.

Eric Hagar presented the following violations:

- | | |
|-----------------|-----------------|
| 6603 63rd Ter E | 6757 64th Ter E |
| 6615 63rd Ter E | 6738 64th Ter E |
| 6622 63rd Ter E | 6741 64th Ter E |
| 6639 63rd Ter E | 6309 67th Ter E |
| 6755 63rd Ter E | 6323 67th St E |
| 6755 63rd Ter E | 6325 68th St E |

A motion was made by Dotti Sniff and seconded by Joanne Fernandez to approve the following violations to be reviewed by the fining committee at \$100.00 a day up to \$1,000.00. The motion passed unanimously.

Next Meeting Date

Time Adjourned 6:48 PM