

WELCOME TO THE 2022 RBOA ANNUAL MEETING



President – Rich Comer

Vice President – Jonas Freel

Secretary/Treasurer - Rocky Harvey

Environmental – John Sekas

Maintenance – Randy Sims

Compliance – Tracy Wood

ACC – Kathy Flynn

PRESIDENT'S POINTS

- THE RBOA BOARD WILL COMMUNICATE WITH YOU MORE OFTEN VIA THE WEBSITE AND THE BIG NEWS SIGNS
- WE NEED TO REPLACE 3 BOARD MEMBERS THIS YEAR. PLEASE HELP OUT IF YOU CAN GIVE 10 HOURS/ MONTH.
- WE'RE UPDATING OUR GOVERNING DOCUMENTS (BY-LAWS/COVENANTS) TO CONFORM TO FLORIDA LAW AND MODERN TIMES
- OUR YEARLY DUES REMAIN THE SAME (\$140). WE DID ADJUST THE ESTOPPEL FEE DOWNWARD BY \$50 (NOW \$200).
- WE ALL NEED TO OBEY THE SPEED LIMITS IN OUR NEIGHBORHOODS. RUCKEL DRIVE IS 2 MILES WITHOUT ANY SIDEWALKS.
 - RUCKEL DRIVE ALSO HAS NO STOP SIGNS OR SPEED BUMPS WHICH HAVE BEEN SUGGESTED.
- WE MUST REMOVE THE HARD WOOD TREES FROM THE HENDERSON DAM TO COMPLY WITH INSPECTION REQUIREMENTS.
- PLEASE LET US HAVE YOUR EMAIL ADDRESS AND PHONE NUMBER. IT'LL SAVE US MUCH TIME AND SOME MONEY.

Thanks for your cooperation/support. Compliance in our association is about 99.5%





- \$1.7M OPERATION
- 331 MEMBERS – (292 GOLFERS / 39 SOCIAL)
 - 33% INCREASE IN MEMBERSHIP IN LAST 12 MONTHS
- ONE OF THE TOP COURSES IN THE AREA
- BRAND NEW PRACTICE FACILITY
- JR AND ADULT TEACHING PROGRAM
- SWIMMING POOL ACCESS
- CROOKED TREE GRILLE
- PICKLEBALL EXPLORATION
- BWB AND SHALIMAR POINTE

RBOA FINANCIAL STATUS

2021 Budget		2021 Income		2021 Total Expenses	
\$56,980		\$56,980	Dues	\$50,520	
2020 Carry o	8500	\$6,050	Estoppel (24 Homes Sold)		
	\$65,480	\$25	CD Interest		
		\$63,055	Total		
RBOA Funds					
\$30,812	CD*				
\$32,953	Checking				
\$30,413	MMA				
\$94,178	Total				

*CD was established with 20,000 in 2019

2022 Budget Notes:

1. \$8500 Carry over from 2021 Budget
2. \$10,00 increase due to increased work on dam and increase in insurance premium
3. Total 2022 Budget now \$65,480



2021 SIGNIFICANT MAINTENANCE

- Replaced pump at dam
- Dam overflow area updated to meet dam requirements
- Replaced water timer for dam sprinklers
- Oversaw Gulf Power replacement of bulbs at Ruckel and Forest
- Replaced light bulbs for 3 signs
- Fixed broken pipe and sprinkler heads at Jason Dr
- Updated association lawn maintenance contract
- Working towards removal of Crepe Myrtles along dam



ARCHITECTURAL CONTROL

- REVIEW/APPROVE APPLICATIONS FOR CHANGES TO PROPERTY AS DEFINED IN COVENANTS (EXAMPLES – HOUSE, SHEDS, POOLS, ADDED ROOMS, SCREEN ENCLOSURE, FENCES, PORCHES)
- NOT REQUIRED FOR RE-ROOFING, GROUND LEVEL DECKING (POURED OR PAVERS), FENCE REPLACE – LIKE FOR LIKE
- THREE PERSON COMMITTEE
 - CHAIR – KATHY FLYNN
 - MEMBERS – AL HABERBUSCH/STEPHEN LOGATTO
- APPLICATION AVAILABLE ON RBOA.NET ([HTTPS://RBOA.NET/ARCHITECTURAL-CONTROL](https://rboa.net/architectural-control))
 - DESCRIBE WHAT IS IT, WHAT DOES IT LOOK LIKE, WHAT IS IT MADE OF, WHAT COLOR(S)
 - ATTACH
 - DRAWINGS, PICTURES, SPECS
 - PLOT PLAN – DISTANCES TO PROPERTY LINES!!!!
 - OWNER MUST SIGN APPLICATION
 - EMAIL COMPLETED PACKAGE TO ARCHITECTURE@RBOA.NET
- FOR 2021 – 10 APPLICATIONS APPROVED/1 CURRENTLY IN APPROVAL PROCESS
- YOU BUILD ANYTHING BEFORE YOU APPLY – IT IS AT RISK!!!
- WE WORK WITH YOU TO GET WHAT YOU WANT AND AS ALLOWED BY COVENANTS



ENVIRONMENTAL

- REMOVED GATOR FROM LAKE HENDERSON
- BE AWARE OF WILDLIFE THROUGHOUT NEIGHBORHOOD
 - MULTIPLE/FREQUENT COYOTE & FOX SIGHTINGS (BEARS AS WELL)
 - PROTECT YOUR SMALL PETS



COMPLIANCE

- COMPLIANCE GOALS ARE TO KEEP OUR NEIGHBORHOOD DESIRABLE FOR ALL RESIDENTS
- MAILED OUT TWELVE LETTERS AND HAD ELEVEN OWNERS COMPLY WITH REQUESTS
- MOST ISSUES WERE CAMPERS AND BOATS
- THERE ARE 13 DIFFERENT UNITS WITH 13 DIFFERENT SETS OF RULES
- THERE IS ONE LOT ON RUCKEL THAT IS NOT IN OUR HOA
- THERE ARE SEVERAL LOTS IN UNITS 1, 2, AND 3 THAT ARE NOT IN OUR HOA



DISCUSSION

the **ROCKY FUN PASS**

exclusively for members of the RBOA

- ✔ pool privileges May-October
- ✔ walking & fishing privileges during non-golf hours
- ✔ discounted golf (prevailing Guest Rate) once per quarter
- ✔ \$3 buckets of range balls
- ✔ 20% off in The Crooked Tree Grille once per quarter
- ✔ member charge account

The Rocky Fun Pass is a membership at Rocky Bayou Country Club. The membership includes the Primary, Spouse or Significant Other plus dependent children who are a) under 18 or b) full time students under 24 enrolled in 12 or more college credit hours each term.

12 month minimum commitment to join. All prices plus tax.



\$40
per month

GRILLE

ROCKY FUN PASS

GOLF

1st
QTR

2nd
QTR

3rd
QTR

4th
QTR

Name: _____

This is a family membership (primary, spouse or significant other, plus dependent children who are a) under 18 or b) full time students under 24 enrolled in 12 or more college credit hours each term).

Pool privileges May 1st-Oct 31. Walking and fishing privileges during non-golf hours. Discounted golf once per quarter per membership (prevailing daily Guest Rate). \$3 buckets of range balls. 20% off in The Crooked Tree Grille once per quarter per membership. Member charge account. 12 month membership commitment.

ISSUE DATE:



1st
QTR

2nd
QTR

3rd
QTR

4th
QTR