

WELCOME TO THE 2023 RBOA ANNUAL MEETING



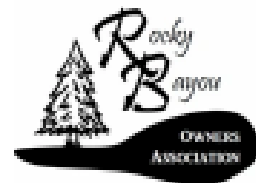
President – **Rich Comer**
Vice President – Jeff McAdoo
Secretary/Treasurer – Nicki Patten
Environmental – Joe Bradley

Maintenance – John Rivera
Compliance – **Tracy Wood**
Architectural Control – **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). INFLATION IS REAL, AND YOUR DUES HAVEN'T BEEN RAISED FOR SEVERAL YEARS.
- WE ALL NEED TO OBEY THE SPEED LIMITS IN OUR NEIGHBORHOODS. RUCKEL DRIVE IS 20 MILES PER HOUR WITHOUT ANY SIDEWALKS.
 - RUCKEL DRIVE ALSO HAS NO STOP SIGNS OR SPEED BUMPS, WHICH HAVE BEEN SUGGESTED.
- VOLUNTEERING CAN SAVE THE ASSOCIATION MONEY. SWEAT EQUITY TO REMOVE A DOWNED TREE CAN PREVENT OUTSOURCING COSTS.
- EMAIL COMMUNICATION WITH MEMBERS SAVES US TIME AND MONEY.
- 408 OF 497 HOME OWNERS ARE ASSOCIATION MEMBERS.

Thanks for your cooperation and support.



RBOA FINANCIAL STATUS

2022 Budget

Projected Income	\$56,980
2021 carryover (to cover projects) *4	<u>\$8,500</u>
	\$65,480
Projected Expenses	\$65,480

2022 Actual Income

\$57,680	Member Dues *1
\$5,050	Estoppel Fees *2
<u>\$69</u>	Interest & Fees
\$62,799	Total

2022 Actual Expenses

\$19,862	Admin, Ins & Prof Fees
\$8,950	Projects & RBCC
<u>\$32,780</u>	Maint & Utilities
\$61,592	Total

\$1,207 2022 Surplus *4

RBOA Funds at 12/31/22

\$38,003	Checking
\$30,430	MM
<u>\$30,835</u>	CD *3
\$99,268	Total

* Notes:

1. Some prior year dues were collected in 2022.
2. Estoppel fees reduced to \$200 in 2022; one \$250 fee from 2021 collected in 2022, plus one 2023 fee collected early.
3. CD was established with \$20,000 in 2019
4. \$8,500 Carryover from 2021 Budget not used in 2022 and remains in reserve. Cost-cutting efforts by RBOA plus collection of estoppel fees helped cover dam project & legal fees for governing document revision, in addition to ending the year with a \$1,207 surplus.



RBOA FINANCIAL STATUS

2023 Budget

Admin, Ins & Prof Fees	\$15,208
RBCC	\$3,005
Maint & Utilities	<u>\$38,767</u>
Total (407 x \$140)	\$56,980



2023 Budget Notes:

1. Total 2023 Budget remains \$56,980, with 407 members as of 1/1/2023. One new member joined (and paid!) in February, which will increase budget by \$140.
2. New bookkeeping software enabled electronic payments, but at a cost; insurance, landscaping and utility costs are increasing, too. May need to increase dues in 2024.
3. RBCC membership trial in 2022 to benefit RBOA members with discounts, but very few participated. Not renewing will result in a surplus for 2023 if funds are not needed for other projects.
4. CD balance increased to \$50,000 in February 2023 to take advantage of 4.495% interest rate for 1-year CD.
5. As of 3/7/23, 46 out of 408 members have not paid their dues. Late fees have not been charged consistently in recent years, but we will now resume charging interest on delinquent dues per our bylaws.

COMPLIANCE

- COMPLIANCE GOALS ARE TO KEEP OUR NEIGHBORHOOD DESIRABLE FOR ALL RESIDENTS
- MAILED OUT SIXTEEN LETTERS DUE TO OBSERVATIONS MADE BY NEIGHBORS
- MOST ISSUES WERE CAMPERS AND BOATS – OTHER ISSUES WERE DUE TO CONSTRUCTION, VACANT HOMES, STORAGE BUILDINGS/CONTAINERS, OVERGROWN TREES ETC.
- HAVING 13 DIFFERENT UNITS WITH 13 DIFFERENT SETS OF RULES MAKES MAINTAINING COMPLIANCE THROUGHOUT THE NEIGHBORHOOD CHALLENGING



2022 MAINTENANCE

- Completed removal of Crepe Myrtles along dam
- Oversaw replacement of streetlights on Carr Dr
- Coordinated removal of fallen trees at Wava Park
- Removed bat houses from Wava Park
- Updated association lawn maintenance and pest control contracts

2023 PLANS

Working toward:

- Removal of additional diseased trees in Wava Park
- Howard / Chase common area sod replenishment

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 (TERM COMPLETE)
 - 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 2022 – 11 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**

- GATORS UNDER 4 FT IN LENGTH ARE NOT CONSIDERED A "NUISANCE" BY THE FWC. THEY MUST BE OVER 4 FT, AND THEY MUST BE AT YOUR DOOR/UNDER A CAR/IN YOUR POOL FOR THE FWC TO CONSIDER THEM A PRIORITY
- GATORS THAT ARE REMOVED CANNOT BE RELOCATED (TERRITORY ISSUES)
- (866) FWC-GATOR IS THE HOTLINE IF NEEDED

• **BE AWARE OF WILDLIFE THROUGHOUT NEIGHBORHOOD**

- MULTIPLE/FREQUENT COYOTE & FOX SIGHTINGS (BLACK BEARS AS WELL)
- SOME BEAVERS HAVE BEEN SEEN, TRAPS OUT BUT NO CATCHES SO FAR



• **LAKE AMICK WATER DUMPING**

- THE CITY/COUNTY HAD BEEN DUMPING WHAT IS NOW KNOWN TO BE WELL WATER INTO LAKE AMICK
- LAKE DOCTOR COMPANY CAME OUT, MEASURED WATER, IT IS STILL GREAT FOR LAKE ENVIRONMENT (LEVELS NOMINAL, NO ALGAE BLOOMS, ETC)
- ISSUE IS SEDIMENT BUILD UP, WHICH WE CAN TRY TO REMEDY

GOVERNING DOCUMENTS

ROCKY BAYOU OWNERS' ASSOCIATION GOVERNING DOCUMENT COMMITTEE

COMMITTEE MEMBERS:



JUDY BOYKIN

MARIAN LOGATTO

TRACY WOOD

GOVERNING DOCUMENTS

- *SHORT SYNOPSIS*

- LAND DEVELOPED BY RUCKEL PROPERTIES AS FAR BACK AS 1974
- ROCKY BAYOU OWNERS ASSOCIATION INCORPORATED IN 1984
- THIRTEEN UNITS WITHIN THE ROCKY BAYOU COUNTRY CLUB ESTATES DEVELOPMENT EACH WITH THEIR OWN UNIQUE SET OF DOCUMENTS
- GOVERNING DOCUMENTS WERE NEVER UPDATED AFTER RUCKEL PROPERTIES TRANSFERRED OWNERSHIP TO THE ASSOCIATION (OVER 40 YEARS OLD)

GOVERNING DOCUMENTS

- **PURPOSE:**
 - CONSOLIDATE 13 COVENANTS INTO ONE MASTER DOCUMENT WHICH MEETS FLORIDA'S STATUTES TO BRING RBOA INTO COMPLIANCE
 - UPDATE BYLAWS TO REFLECT RELEVANT LANGUAGE AND TO REFLECT CURRENT FLORIDA STATUTES AND STANDARDS
 - UPDATE/AMEND ARTICLES OF INCORPORATION
 - ENSURE RBOA'S GOVERNING DOCUMENTS:
 - SERVE TO PROTECT PROPERTY VALUES WITHIN THE ROCKY BAYOU COUNTRY CLUB ESTATES COMMUNITY
 - PROVIDE MAINTENANCE AND PRESERVATION OF COMMON AREAS INCLUDING ENTRANCES, LAKES AND PARKS
 - PROMOTE THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS

GOVERNING DOCUMENTS

- **COMMITTEE ACTION**

- REVIEW DOCUMENT DRAFTS TO ENSURE SPECIFICITY TO THE ROCKY BAYOU COUNTRY CLUB ESTATES COMMUNITY
- PROVIDE EACH UNIT AND LOT MEMBER WITH DRAFTS FOR REVIEW AND FEEDBACK
- ONCE THE FINAL DRAFT HAS BEEN REVISED, EACH UNIT AND LOT MEMBER WILL BE REQUIRED TO VOTE IN ORDER FOR THE NEW DOCUMENTS TO GO INTO EFFECT

GOVERNING DOCUMENTS



- **ULTIMATE GOAL:**
 - ONE UNIFORM MASTER DECLARATION
 - FLORIDA STATUTE COMPLIANT
 - SERVE TO PROTECT PROPERTY VALUES WITHIN THE ROCKY BAYOU COUNTRY CLUB ESTATES COMMUNITY

DISCUSSION