

2024 RBOA ANNUAL MEETING



President – **Joe Bradley ***
Vice President – Tracy Wood
Secretary/Treasurer – **Nicki Patten ***
Environmental – Jaime Dorsey

Maintenance – **John Rivera ***
Compliance – **Jeff McAdoo ***
Architectural Control – Ben Ward
*** terms ending**

PRESIDENT'S POINTS

- Major events, voting, meetings, and other information will always be posted to the RBOA website as soon as we possibly can get it there (<http://www.rboa.net>). Major items will be announced by the “Big News” signs for a few days, so look out for those.
- We need to replace 4 Board members this year. They are terms of 2 years, and help keep our dues low and decisions within the control of the community (as opposed to an external property management company). Please help out if you can give 10 hours/ month.
- The updating of the governing documents (by-laws/covenants) to conform to Florida law and modern times is nearing completion.
- Our yearly dues are now (\$150). Still very low comparative costs for HOA. The dues mainly go towards maintenance (see next slide).
- We all need to obey the speed limits in our neighborhoods. Ruckel Drive is 20 miles per hour without any sidewalks.
- Volunteering can save the association money. Periodic extra work on the entrances by the neighborhood, such as Ruckel Dr. at Forest Rd., has been a success that we would like to replicate.
- 408 of 497 home owners are association members, although the covenants apply to all



Thanks for your cooperation and support.

RBOA FINANCIAL STATUS

2023 Budget

Projected Income **\$56,980**

Projected Expenses **\$56,980**

2023 Actual Income

\$57,260 Dues (2 nonmembers paid)

\$2,900 Estoppels (14 Homes Sold)

\$198 Interest & Fees

\$60,358 Total

2023 Actual Expenses

\$17,839 Admin, Ins & Prof Fees

\$38,430 Maint & Utilities

\$56,268 Total

2023 Surplus: \$4,090

Funds at 12/31/23

\$50,000 CD*

\$4,039 Checking

\$49,319 MM

\$103,358 Total

*1-year CD / Feb 2023 at 4.5% interest

2024 Budget

Admin, Ins & Prof Fees \$22,188 *

Maint & Utilities \$39,012

Total \$61,200 408 lots @\$150

* Projected increases in insurance + legal fees/printing/postage related governing documents revision.



COMPLIANCE

Compliance uses the restrictive covenants to enforce rules to keep our single-family home neighborhood desirable.

Common Compliance issues include:

- Vehicle parking or storage: campers, boats, RV, jet skis, and various types of trailers.
- Parking in common areas or roadway
- Disposal of yard debris in common or county areas
- Construction such as new fences, pergolas, gazebos, home additions, pools, etc.
- Auxiliary buildings or container usage
- Unsightly yards

Neighbor feedback and personal observation resulted in 16 letters mailed since August 2023. We allow for a reasonable amount of time to pass before pursuing a compliance violation.

RBOA has 13 different units with some variations of covenants. Keeping track of the differences per unit is a challenge.

Homeowners must be aware of their unit covenants and seek the help of the Board for clarification, restrictions, and processes.

2023 MAINTENANCE

- Completed removal of overgrowth along dam
- Oversaw replacement of streetlights on Ruckel Dr
- Coordinated removal of fallen trees at Wava Park / Carr Dr.

2024 MAINTENANCE PLANS

Working toward:

- Removal of additional diseased trees throughout Ruckel area
- Wava Park / common areas continued update / maintenance

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 – Ben Ward
 - Members – Al Haberbusch/ Kathy Flynn
- **Application available on RBOA.Net (<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 2023 – 16 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

- **GATORS**

- 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



- **WILDLIFE**

- Multiple/frequent coyote & fox sightings (black bears as well)
- Some beavers have been seen, traps were set out but no catches

GOVERNING DOCUMENTS

- ***Background***

- Land developed by Ruckel Properties as far back as 1974
- Rocky Bayou Owners Association incorporated in 1984
- Thirteen units exist within the Rocky Bayou Country Club Estates, each with their own unique set of documents
- Governing documents were NEVER updated after Ruckel Properties transferred ownership to the Association (40 years old)

- ***Purpose***

- Amend/Update Bylaws and Articles of Incorporation to reflect relevant language and current Florida Statutes and standards
- Consolidate 13 covenants into one master document which meets Florida's Statutes to bring RBOA into compliance

GOVERNING DOCUMENTS

Ultimate Goals of RBOA and the documents that govern our Association are 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

Rocky Bayou Owners Association – updating our governing documents:



- **Articles of Incorporation –draft ready**
- **Bylaws –draft ready**
- **Consolidated Declaration of Restrictive Covenants –in progress**