

**ROCKY BAYOU OWNERS ASSOCIATION**  
**P.O. BOX 848 Niceville, Florida 32588-0848**

**Minutes of the Monthly Meeting of the RBOA Board**  
**July 13, 2022 at Niceville City Hall**

In attendance:

Existing board members (quorum reached with 5/7 present):

Rich Comer, President

Jeff McAdoo, Vice-President

Nicki Patten, Secretary/Treasurer (participating via Zoom)

Kathy Flynn, Architectural Control

John Rivera, Maintenance

**Meeting called to order by Rich Comer at 6:28pm**

**PREVIOUS MEETING MINUTES:**

May Meeting Minutes were circulated and approved in advance of meeting via email. June meeting was canceled due to absences and lack of pressing business.

**FINANCIAL / BUDGET:** reported by Nicki Patten

- Expenses for the month of June totaled \$10,883; \$6,700 of which was to pay attorneys to review governing documents.

- Total in all bank accounts as of June 30, 2022 = \$117,611; CD with approx. \$30k coming due this month; money not needed at this time, we will let it roll over (7 months) for now.

- Assessing late fees on dues payments? 15 members still outstanding for 2022. Rich indicated since late fees have not been charged consistently, we will not assess any for this year, but we will make it an agenda item for the annual meeting to implement a procedure after that point.

- Nicki made a motion to begin accepting electronic payments through QuickBooks Online bookkeeping software. Discussion re: the processing fee it will incur for credit card charges (2.9%, which is approx. \$4 for the \$140 dues). Rich suggested increasing dues next year by \$4, which is less than the 10% increase allowed per the Bylaws, to cover our increased cost for the online bookkeeping and electronic payments. Jeff brought up that this also limits our liability, since Intuit/QBO as the payment processor is required to safeguard protected data. Kathy seconded the motion. Passed unanimously to being accepting electronic payments now.

**ARCHITECTURAL CONTROL:** reported by Kathy Flynn

- Only 1 approval in last 2 months, still awaiting final signature; no other requests

**COMPLIANCE:** (Tracy Wood not present; no activity reported)

**MAINTENANCE/PROJECTS:** reported by John Rivera

- A number of inoperative street lights have been reported to the County. One on Henderson Dam, was repaired in June. Rich asked John to make sure entrance sign lights are functioning. No other actions last month.

- Landscape company to be contacted to trim bushes around islands/entrances.

**ENVIRONMENTAL:** (Joe Bradley not present)

- per email: one post is down at Wava Park; he will look to remount that & fix up book station.

**OLD BUSINESS**

Initiative to update RBOA governing documents:

Rich emailed attorney Jay Roberts last month asking him what the progress was, with no answer. We received a \$6,700 invoice for 20 hours of review; Rich will follow up again confirming we've paid this bill to get an update.

RBOA/RBCC relationship:

- Only 4 people have signed up to walk golf course, 2 families have signed up for discounted social membership (both of whom were already members). So far, paying \$3,000 in dues each year does not seem cost-effective, but we will re-evaluate after the one-year term.
- Membership list to be provided to RBCC quarterly to reflect any change in owners

Invite non-members to join the RBOA:

Once we have approved governing documents, will be time to invite.

**NEW BUSINESS**

Welcome packet?

- Rich mentioned that prior to COVID pandemic, there was a packet with info about the area and a list of important phone numbers of local agencies/community services that Rich would drop off when he was notified of new owners. Jeff suggested that at the very least, a welcome letter would be a good start to this idea.
- Rich asked each board member to stop by somewhere locally over the next month in search of pamphlets or other information that might be helpful to include in a welcome packet and bring to next meeting.

Look ahead to the rest of Hurricane season, Fall season, contracts to renew, and Annual Meeting:

- Part of our retainer with Becker includes assistance with our annual meeting notice, to make sure it is done properly in accordance with Florida statutes. We have to notify them 30 days in advance of when we want to put the notice out. Rich will complete the questionnaire. Per our Bylaws, Article V the annual meeting is held the first Tuesday in March. We can advertise the meeting in the new Niceville Neighbors publication.
- Reserving City Hall meeting room: Rich asked Jeff to follow up to make sure we are confirmed for rest of 2022; Nicki to provide contact information that former Secretary Rocky Harvey sent.

**NEXT BOD MEETING**

- Scheduled for 10 August, Niceville City Hall
- Next month Tim Widemeyer will be bringing a police lieutenant to the meeting to discuss traffic and how much they can give us re: speed monitoring.

**Nicki motioned to adjourn meeting, seconded by Kathy. Meeting adjourned at 7:15pm.  
Recorded by Nicki Patten**