

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

**Minutes of the Monthly Meeting of the RBOA Board**  
**April 12, 2023 at Niceville City Hall**

In attendance:

Existing Board members (quorum reached):

Joe Bradley, President	Jeff McAdoo, Vice-President
Nicki Patten, Secretary/Treasurer	David Valenzuela, Compliance
Ben Ward, Architectural Control	

Covenants Committee member:

Judy Boykin

Residents /homeowners:

Rich Comer (Past President)	Kathy Flynn (Past Architectural Control)
Sam Dawson	

**Meeting called to order by Joe Bradley at 6:33pm, followed by a moment of silence.**

**PREVIOUS MEETING MINUTES:** February 2023 Board Meeting Minutes, March 2023 Annual Meeting and Organizational Meeting Minutes circulated in advance via email.

- David motioned to approve February Board Meeting Minutes with waived reading. Jeff seconded; passed unanimously.
- Ben motioned to approve Annual Meeting and Organizational Meeting Minutes with waived reading. David seconded; passed unanimously.

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

- March 2023 financial report circulated in advance of the meeting via email.
- Fund balance \$141k in the 3 accounts.
- High % of members (384/408) have paid 2023 dues:
  - Reminder notices charging 1.5% monthly late fees were sent the beginning of April, prompting additional payments.
  - Liens may be recorded after 180 days of delinquency, with notice of intent sent at 150 days delinquent, which will be mailed early August for those still unpaid by then.
  - Monthly reminders and late fees will continue to be sent/added.
- Revised 2023 Annual Budget will be presented at next Board meeting to adjust for RBCC membership and other adjusted amounts realized since budget was initially approved.
- Safety Deposit Box at Synovus automatic renewal will take place April 30, 2023.
- One member's home is vacant; 2023 invoice returned undeliverable. Determined previously that the owner passed away; per Property Appraiser's site, home was owned in a Trust – Ben offered to contact the attorney listed on the Trust paperwork to determine where to send the invoice.
- Discussion re: what budget can absorb for improvements (parks/benches/sidewalks). If RBCC membership is not renewed, there's \$3,000, plus we have an additional \$5,000 of "unspecified" maintenance budgeted (to address downed trees or preemptively removing diseased trees in Wava Park). Joe asked that board members begin email discussions re: their "wish list" of improvements/enhancements/maintenance we may need in the neighborhood.
- Jeff motioned to approve the financial report. Dave seconded; passed unanimously.

**ARCHITECTURAL CONTROL:** reported by Kathy Flynn (transitioning to Ben Ward)

- Only 1 application currently pending; Kathy will forward to Ben.
- All files re: ARC are digital since 2012; consider cloud storage to have another backup source in addition to the flash drive / someone's personal computer.
- ARC members are now Ben, Kathy and Al Haberbusch. (Stephen LoGatto stepping down).
- Architecture page on site needs to be updated to replace Kathy's name with Ben's.

**COMPLIANCE:** reported by David Valenzuela

- Email delay in transitioning Compliance from Tracy to David. Corrected now.
- Dave will follow up on issues reported in the past month:
  - Shipping container on Kristin Circle
  - Boat on Wava – letter was sent, was moved temporarily but is back
  - (Red trailer and RV at 2 different Ruckel homes already removed)
- Sheriff's vehicle per Florida statute cannot be asked to move.
- Question was raised by homeowner whether utility trailers are now being allowed visible in driveways / outside of garage/fencing? With current covenants, some units language may be less stringent than others. Will definitely be addressed in new covenants, if they are adopted.

**MAINTENANCE/PROJECTS:**

- John Rivera not present – need to confirm status of the contract addendum and ask that it clarifies the schedule for installing pine straw (was just done again after 4 months, though Rich commented timing was good to get it in Spring before heavy weed activity) as well as how many square feet they are covering with the pine straw.

**ENVIRONMENTAL:** reported by Joe Bradley (Jaime Dorsey not present)

- Joe received 3 additional calls re: trio of alligators, but all under 4 feet. Informed homeowners to call hotline if near home / under car / endangering pets. (Need to add to FAQ page of website and get that published).
- Lake Amick: need to assess situation to determine if further action is needed.
- Beaver removal: traps were set but nothing caught; homeowner called again asking for a new trapper because still hearing activity.

**OLD BUSINESS**

**Initiative to update RBOA governing documents:** reported by Judy Boykin

- Units 1 & 2 will need renewal in Sept / Dec of this year. (Unlikely the initiative will be complete in time, though this adds additional costs for Attorney fees to draw up the renewal documents and recording fees to the County, plus fixed costs for paper mailing to members.)
- Judy provided sets of paper copies and explained issues re:
  - Current draft of new Covenants Entry to reinforce Easements and Lot Line Restrictions.
  - Need to add language re: installation of Docks on the lakes (current governing documents are silent).
  - Talking Points for Units 1 & 2, to help persuade nonmembers to consider joining / adopting new covenants. Board members are asked to think of / forward additional examples re: maintenance or other improvements that the HOA does for those units.
  - Issues with Lakes – deeds to RBOA but do our members actually receive benefits from them? Question of whether we can deed them back to Ruckel Prop. or RBCC?

- Request that we establish an RBOA.net email address specific to this initiative to field correspondence
- Governing draft documents will be sent to new board members that were not here when copies were provided at February meeting.
- Board members are asked to look over and provide comments to Judy ASAP so that questions for Attorney Jay Roberts can be sent.
  - Will delay too much to wait until next board meeting.
  - We have only one opportunity to get questions answered as component of the set fee we have already paid Becker & Poliakoff.
  - Plan is to get answers / clarifications before we submit the corrections on the drafts for revision by the attorneys.

**RBCC Membership:**

- Discussion re: renewing membership for \$3,000 to provide “Fun Pass” discounts to members:
  - Issues were raised at Annual Meeting that there were more than only 10 members that had joined Fun Pass, but Sandy North, RBCC Marketing Director, confirmed that was an accurate number.
  - Walking privileges seemed to have given false permission, since was granted only during non-golf hours. Very few signed the liability waiver.
  - The arrangement was for a one-year trial, confirmed not seeing benefit in continuing.
- Jeff motioned that we not renew RBCC annual membership; Ben seconded; passed unanimously.
- Jeff will contact Sandy at RBCC to inform of decision and will remove info re: the Fun Pass membership offers from RBOA website.
- Continued “good relations” vital for the neighborhood; also need to confirm dates we will still hope to have access to Country Club for 2024 Annual Meeting and the November 2023 board meeting when City Hall is unavailable.

Website updates: Still in progress; Jeff will make updates discussed tonight.

**NEW BUSINESS**

**Niceville High School Environmental Club:**

- Offer to plant trees in community for school project (in conjunction with Earth Day).
- Work for free and provide saplings (Live Oaks, Dogwoods) for community service hours.
- Jeff motioned to approve this effort. Nicki seconded; passed unanimously.

**Social Media Presence:**

- It was brought up at Annual Meeting that the RBOA website is not best way to communicate.
- Consider establishing Social Media or Communications Committee to have another avenue to announce big news items, wildlife alerts, social gatherings, etc.
- Jeff & Ben will look into existing neighborhood groups on Facebook – perhaps a new/separate page is not needed? to solicit a Chairperson

**NEXT BOD MEETING:** May 10, 2023 at Niceville City Hall

**Nicki motioned to adjourn meeting; seconded by David. Unanimous; adjourned at 8:45pm. Recorded by Nicki Patten.**