

ROCKY BAYOU OWNERS ASSOCIATION

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January 25, 2022

Annual Letter to Members and Notice of Annual Meeting for
All 13 Units of RBOA

Dear Rocky Bayou, Greetings from your Board:

Happy New Year and thank goodness for it. We're all hoping for a more normal year upcoming. I thank goodness also for the homeowners of Rocky Bayou Homeowners Association. So many of you have been cooperative and considerate of your neighbors during some really uncertain and tough times. I've heard many times of one of our members helping their neighbors during this time of pandemic problems. Once again, there has been an amazing number of improvement projects visible with just a walk around our streets. The great majority of our owners show real pride in their properties; hence, we are blessed to live in a beautiful set of neighborhoods. We continue in the RB Owner's Association to find neighbors who volunteer to help, Here are the issues I plan to bring to our members at our **Annual Meeting of the RBOA Membership on March 1st.**

1. First, we need to replace three members of our board this year. Our Directors for Environment, for Maintenance, and for Treasurer are leaving the board in March with the Annual Meeting, and we need each of you to consider helping out. Having new people serve on the Board brings fresh enthusiasm to the Board and helps maintain our low rates for members' dues. We need a steady stream of new volunteers doing this, so that no one burns out and more people understand what the Board does to help maintain our neighborhoods.

Please contact me if you want to volunteer (and thank you for helping).

2. We've begun communicating with the RBOA Members more often this year. You may have seen the "BIG NEWS" signs posted at each of our neighborhood entrances a couple of times in 2021. The signs referred you to the RBOA website. There you would see the link to the current BIG NEWS where you could just click on it and read the Board's latest bulletin.

We will continue to keep you updated in this way. It gets you current information while it's still current.

3. We request that you allow us to have your email address and your current phone number. Yes, most of you have already given us your email address and phones, but some of you have changed them since you moved in. With this information, we can communicate with you directly when the need arises. Still, we will use the BIG NEWS on our website to avoid having to do that, but we would also like to stop sending out mass mailings through the postal system. We'd like to email you only for the annual assessment of dues. That will save us some money and ease the pressure on us concerning at least one inflationary thing pressuring us on your dues. **We did not/increase the dues this year. We'll do all we can to avoid it next year.**

4. As we told you last year, our 13 different Unit Covenants are mostly outdated and require updating and renewal. We've hired our law firm to do that and to try to consolidate them into one to three Covenants, if possible. Florida laws change regularly concerning HOAs and some of our covenants are over 30 years old and far from up to date in relation to those laws. Most of the laws limit HOA options in dealing with homeowners, and those laws should be reflected in our governing documents. None of your covenants, nor our HOA By-laws can change without us notifying you and allowing the homeowners to accept them by voting. We hope to complete this process this year.

5. Last year, we told you that the Estoppel Fees for our home sales is set at the maximum, \$250. We said we would watch it this year and reduce it if we thought such action justified. We didn't have several expenses this year that we had last year, but this coming year we are going to be spending more for legal support. We decided to reduce the Estoppel Fee to \$200. We'll watch it another year and go down further or restore it to the maximum—whichever is justified by our expenses.

6. We do have one neighbor we haven't discussed for the past two years, the Rocky Bayou Country Club. We've had a couple of issues come up where the Country Club asked us to tell our members not to take their walks on the course (trespassing), and one wherein we asked the Club to stop the golfers from some actions on a couple of our homeowners' land.

We also discussed what's been happening to other neighborhood golf courses in the area such as Shalimar Pointe and Bluewater Bay which have suffered real deterioration. So far, Rocky Bayou CC has better membership numbers and is in a better financial position than those courses which seem to be near death. We're negotiating with the Country Club Board on the RBOA possibly paying a small fee to allow RBOA members to walk the course before 7:15 in the morning. We're also asking for any discounts they might offer to our RBOA members to play a game or possibly join the RBCC Social Club, allowing use of their swimming pool and attendance at some of their dinners. We should be able to let you know our final decisions at the annual meeting.

Sincerely,

Richard L. Comer
President, RBOA