

RBOA September 2025 MEETING

10 September, 2025, 6:30 PM, Niceville City Hall

DIRECTORS:

Joseph Bradley, President

Amber McCormack, Vice President

Wendy Oleen, Secretary/Treasurer

Chad Fuentes, Compliance

Ben Ward, Architectural Control

Rusty Ravenhorst, Maintenance

Members are asked to inform the board president if unable to attend. Five members must be present to constitute a quorum.

AGENDA

WELCOME/CALL TO ORDER

PREVIOUS MEETING MINUTES

- Vote to APPROVE/DISAPPROVE minutes from last Board meeting

FINANCIAL/BUDGET

- Review monthly financial report.
- Home sales report and estoppel fees.
- Other items addressed.

ARCHITECTURAL CONTROL

- Brief any approvals of the last month.
- Architectural Review Committee guidelines discussion.
- Other items addressed.

COMPLIANCE

- Burg compliance updates, including Townsquare access status for Chad
- Board policy on liens for non-payment of dues
- 1 Kristin Circle tree removal with potential preemptive vote (removal after violation notice sent and 10 day notice to remedy violation)
- solicit 3rd violation committee board member

MAINTENANCE/PROJECTS

- Lake Henderson Dam (update),
 - Vegetation trimmed – looking at adding landscape contract addendum
 - trees (on slope and invasive species) cost \$2500 – adding to new business for funds
 - Dam Engineer (Kermit George) - \$2K estimate to develop hurricane procedures for Henderson Dam only; other dams upstream have potential effects; dam not required to be certified by policy
 - Pump house (irrigation pump is broken) repair ongoing, no update
- Gators in the area – No sightings
- Irrigation systems – Lake Henderson is only one down
- Property owners adjacent to Ruckel island (near Lakeway Dr) @ 401 Ruckel request mulch – adding to new business, they have bought mulch every three years for 12 years
- Edge Park update – cost estimates in development - developing options (CC doesn't want per convo with Mr. North of CC); (can return park to county to reduce costs since we don't maintain per deed); (spend money to improve area – options for spending funds to improve)
 - 1) remove canopy and majority of trees in entire area(most costly); one homeowner not in favor, contact with two other homeowners pending
 - 2) reduce canopy & hazardous trees adjacent to Golf Course Dr (20-30 ft)
 - 3) remove tree trunk which county left and also trim grass (least costly)
- Additional notes – a homeowner noted that kids walk on street cause grass is too high.

OLD BUSINESS

- Governing documents consolidation

NEW BUSINESS

- Cut down trees on Back slope of Lake Henderson Dam to prevent roots from destroying dam, Request \$2500 trees to remain on ground and destroy roots of popcorn tree to prevent regrowth
 - Request estimate \$2K for Dam engineer for hurricane protocol
 - Request \$64 for red mulch for Lake Way island improvement that homeowner assists with maintaining.

OPEN DISCUSSION

CLOSING OF MEETING

- Motion and Second to Adjourn

NEXT meeting scheduled for October 8th at Niceville City Hall