

RBOA SEPTEMBER 2026 MEETING

September 23, 2026, 6:30 PM, Niceville City Hall

Google Meet link for 9/23/2026 only: <https://meet.google.com/cns-mtdg-szw>

Or dial: (US) +1 319-332-7222 PIN: 942 370 173#

DIRECTORS:

Vacant, President

Macey McMahon, 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

CALL TO ORDER

PREVIOUS MEETING MINUTES

OLD BUSINESS:

- Governing Documents

VP TOPICS

- Discuss Burg Management Contract
- Discuss Ruckel Properties Unit 6 addition

FINANCIAL/BUDGET

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

ARCHITECTURAL CONTROL

- Brief any approvals of the last month.
- Other items addressed.

COMPLIANCE

- Covenant Enforcement:
 - o 9/18/2026
 - Burg has not provided covenant enforcement reports since 6/30/2026.
 - A call has been made to Burg to identify if they are forfeiting the contract and a callback is pending.
 - One owner complaint received that will be investigated by Compliance committee chair due to potential failure of Burg to conduct monthly inspections.
 - o 1 Kristin Circle:
 - 9/18/2026 A representative from East Coast Capital Investments has provided an electronic communication consent form, and work on the property has been progressing with the outside having been mostly cleaned up.
 - 7/17/2026 East Coast Capital Investments took ownership of the property
- Discussion Topic(s)
 - o Old Business: Cyber Modernization: demonstration and approval for migration

MAINTENANCE/PROJECTS

- Brief any project updates

NEW BUSINESS

OPEN DISCUSSION

ADJURNMENT