

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

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

In attendance:

Existing board members (quorum reached):

Rich Comer, President
Rocky Harvey, (outgoing) Secretary/Treasurer
Kathy Flynn, Architectural Control
Tracy Wood, Compliance
John Rivera, Maintenance

Homeowners/Association Members:

Nicole (Nicki) Patten
Joe Bradley
Judy Boykin, Covenants Committee Member
Steve _____

Meeting called to order at 6:40pm

PREVIOUS MEETING MINUTES:

NOTE: Last meeting was immediately following Annual Meeting and minutes already approved.

BOARD / OPEN POSITIONS:

Open seats are Vice President, Secretary/Treasurer and Environmental. Due to the fact that there was an insufficient number of volunteers to hold an association vote to replace these positions, the RBOA Board exercised their right to appoint members to vacancies as follows:

Motion made & seconded to appoint Nicki Patten to Secretary/Treasurer and Joe Bradley to Environmental; passed unanimously.

Rocky Harvey then resigned as a voting member of the board.

Marian LoGatto will remain paid bookkeeper for RBOA.

Quorum still achieved with 6 members present; Vice President seat still open. Must fill vacant seat ASAP to comply with 7-member board. Both Judy and Steve acknowledged they would consider volunteering.

FINANCIAL / BUDGET:

Rocky Harvey reported only one lot has not paid 2022 dues. There is over \$60,000 in the checking account, \$120,000 across all accounts. Insurance policy was paid, but renewal was higher than prior year, so more than budgeted cost. No other issues noted.

ARCHITECTURAL CONTROL:

Kathy Flynn reported no approvals were made within the last month. 2 inquiries were submitted, one application and one requesting information for new construction on vacant lot pending sale.

COMPLIANCE:

Tracy Wood reported that there have been a few compliance issues with RVs, boats and one vacant house with raccoon entering chimney and filthy pool. Letters were issued.

MAINTENANCE/PROJECTS:

John Rivera reported on suggestions for landscape maintenance tasks from a homeowner; he will speak with Natural Lawns of NW Florida / maintenance company to address.

ENVIRONMENTAL:

Prior Environmental Committee Chair John Sekas not in attendance; newly appointed chair Joe Bradley will consult with John on any pending actions.

OLD BUSINESS:

Initiative to update RBOA governing documents:

Rich Comer spoke with attorney Jay Roberts, who will review existing covenants of all 13 units in order to consolidate into one covenant with one renewal period. Previously approved cost \$7,500. Each unit will have to approve the consolidated covenants. Covenants Committee member Judy Boykin emphasized the need to expedite this, as some are set to expire in 2023.

RBOA/RBCC relationship:

Rich Comer relayed discussions with Rocky Bayou Country Club (RBCC) board member Dennis Barnett regarding complaints in both directions about actions of RBCC members and RBOA residents. The proposed Letter of Agreement (LOA) between RBOA & RBCC seeks to address issue of RBOA residents trespassing on RBCC golf course & paths, while giving incentive discounts for RBCC social memberships to RBOA residents.

Main terms are:

- RBOA will pay one annual RBCC membership (approx. \$2,800), giving all RBOA residents permission to walk the course outside of active golf playing times.
- RBOA will have access to RBCC for up to 4 meetings per year.
- RBOA residents will be offered \$40 monthly fee for contract of one year social membership at RBCC
- To address concerns of liability, RBOA residents who wish to walk the course must first sign a waiver/release at RBCC.

Per Rich's discussion with attorney Jay Roberts, the RBOA bylaws may need amending to reflect that an LOA will dictate the relationship with RBOA.

Kathy Flynn made a motion to move forward with the LOA on a trial basis of one year, so that the agreement could be reassessed and voted on continuation at the next RBOA annual meeting. Seconded by Nicki Patten. Discussion prior to vote included Judy Boykin's suggestion that RBOA request the LOA stipulate the membership purchased will be a flat amount, with no additional assessments or capital fees. Vote passed unanimously.

NEW BUSINESS:

No new business was discussed. Next board meeting: May 11, 2022, Niceville City Hall, 6:30pm

Meeting adjourned at 7:55pm
Recorded by Nicki Patten