

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

**Minutes of the Monthly Meeting of the RBOA Board
September 14, 2022 at Niceville City Hall**

In attendance:

Existing Board members (quorum reached):

Jeff McAdoo, Vice-President (via Zoom)
Nicki Patten, Secretary/Treasurer Tracy Wood, Compliance
Joe Bradley, Environmental John Rivera, Maintenance

Homeowners:

Paul Higgins

**Due to unavailability of both President & Vice-President to attend in person,
Meeting called to order by Nicki Patten at 6:34pm, followed by a moment silence.**

PREVIOUS MEETING MINUTES:

- August Meeting Minutes were circulated in advance of meeting via email. Tracy motioned to approve the minutes. Joe seconded; passed unanimously by all present.

FINANCIAL / BUDGET: reported by Nicki Patten

- Financial report with monthly detail through August and 2022 year-to-date totals compared to budget was circulated to Board members in advance of the meeting via email.
- Expenses for the month of August totaled \$3,325.98.
- Total in all bank accounts as of August 31, 2022 = \$113,114.98.
- Official late notices were sent toward end of August; 5 additional members paid so far as a result; 8 still are outstanding.
- Tracy motioned to accept the financial report. John seconded; passed unanimously.

ARCHITECTURAL CONTROL: {Kathy Flynn could not attend}

- Nothing reported.

COMPLIANCE: reported by Tracy Wood

- 4 outstanding notifications on properties; waiting for owners to reply/correct
- 1 pertains to a pipe that seems to be going into the lake; Tracy will confirm whether it is RBOA or the county's jurisdiction to address
- Complaints received about the new construction on Ruckel; builder has already corrected
- Last month Board voted on the RV parked next to a home on Wava, concluding it was not unsightly per Unit 3 covenants. Original complainant was informed but has asked the Board to revisit the decision, stating that once we condone a travel trailer/camper clearly visible from the street without being screened by fence or shrubs, we open the possibility for other property owners to suggest something is not unsightly. He feels most homeowners in RBOA find a boat/camper/trailer left in the driveway for extended period unsightly and negatively impacts the appearance of our neighborhood. As was mentioned last month, if one person considers it "unsightly," then it is. Tracy asked we add to next meeting agenda to discuss again. Joe suggested that each Board member make an effort to view the property in person, and Jeff suggested we look over the covenants again to make sure we know what the requirements state. Tracy will send the original email again (with photos & Unit 3 covenant language) to the Board and will also inform the homeowner that we have been asked to reconsider our former decision.

MAINTENANCE/PROJECTS: reported by John Rivera

- John was in contact with Brock's Lawn & Pest re: our contract / weed control
- John followed up with Rich with pictures of the dead tree at house on Ruckel Dr
- Lawn maintenance company has been much more proactive, communicative and responsive

ENVIRONMENTAL: reported by Joe Bradley

- Alligator in the neighborhood; Joe contacted Florida Fish & Wildlife and we have a case number and were assigned a trapper. At its current size of 3.5', is not considered a huge threat, but if sighted again, especially under a car, in a garage or a resident's pool, Joe has an emergency number to contact them. [Need to update website alert re: this.]
- Joe is working on replacing plaque / post and repairing book station box at Wava Park
- Paul Higgins (homeowner/member) continuing to clean up the island adjacent to Ruckel on Lake Way. City of Niceville has been contacted (by letter, phone & email) to survey the water lines, but they have not yet been out.

OLD BUSINESS

Initiative to update RBOA governing documents:

- Draft revisions were [finally] received and circulated to Board members and the special committee. Due to significant delay on the part of the attorneys, they have agreed to waive the final payment of \$750 for the project.
- Committee will meet Monday to review; Tracy asked all Board members to read over and provide feedback to her to share with the committee.
- Add agenda item for Board to review at the next meeting. It will become necessary to start planning for turnover of new members in advance of the annual meeting in March.

Welcome page on RBOA website

- Nicki & Jeff still working on updates to the website for a Welcome page (with list of website links) – due to work schedules/illnesses, no progress yet; they will connect next week to discuss website updates.
- Joe suggested an item for the FAQ page re: “what to do if you see an alligator”

NEW BUSINESS

RBOA/RBCC relationship:

- Email was received by Rich re: confusion about the membership that was purchased. He replied to the homeowner, but reiterates the need to update the rboa.net homepage to clarify the benefits and requirements of our relationship with RBCC.
- Nicki asked that Board members look over the existing website id identify any other tweaks that may be needed.

NEXT BOD MEETING

- Scheduled for 12 October, 2022 Niceville City Hall

Joe motioned to adjourn meeting; seconded by Jeff. Meeting adjourned at 7:18pm.

Recorded by Nicki Patten.