

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

Minutes of the Monthly Meeting of the RBOA Board
February 8, 2023 at Niceville City Hall

In attendance:

Existing Board members (quorum reached):

Rich Comer, President	Jeff McAdoo, Vice-President
Nicki Patten, Secretary/Treasurer	Tracy Wood, Compliance
Joe Bradley, Environmental	Kathy Flynn, Architectural Control
John Rivera, Maintenance	

Covenants Committee members:

Marian LoGatto	Judy Boykin
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Prospective Board members:

David Valenzuela

Meeting called to order by Rich Comer at 6:30pm, followed by a moment of silence.

In preparation of Annual Meeting:

- Rich will be out of town, so Jeff will cover the President's points.
- Discussion of whether Attorney Jay Roberts needs to attend, when draft of revised governing documents is still in review; his time better spent once board has looked over suggestions and to answer questions in the package. All agreed, Rich will call to let him know.
- Marian as covenants committee chair will prepare a slide and give an update.
- Kathy will also be unable to attend, and will ask another ARC committee member to present her slide (already provided to Nicki)

PREVIOUS MEETING MINUTES: January 2023 Meeting Minutes circulated in advance via email. Tracy motioned to approve without reading aloud. Kathy seconded; passed unanimously.

FINANCIAL / BUDGET: reported by Nicki Patten

- January 2023 financial report circulated in advance of the meeting via email.
- Expenses for January totaled \$4,821; higher expenses for the month due to removal of 2 more downed trees in Wava Park & QBO fees for accepting electronic payments.
- Revenue in January \$42,425 represented 302 member dues already collected; electronic payments a huge success. As of today, over 80% of dues have already been collected. Almost 200 were paid electronically.
- Last member owing 2022 dues paid last week.
- One member's home is vacant; 2023 invoice returned undeliverable. Tracy will assist in looking into ownership as it was determined that the owner passed away.
- CD will mature next week; Nicki suggested increasing current balance of \$30,837 in the CD to \$50k, but we won't know the interest rate until the renewal date. Discussion ensued: if rate is less than 2%, don't renew and keep all in MM; also transfer any funds in excess of our annual budget out of operating into MM.
- Tracy motioned to approve this plan of action & the financial report. Kathy seconded; passed unanimously.
- Annual meeting prep: 2 slides- 2022 actual (fund balances at 12/31/2022) and 2023 budget

- RBOA Membership in RBCC. Only 15 members have taken advantage in any way. Nicki motioned to not renew the RBCC membership. Tracy seconded; passed unanimously.

ARCHITECTURAL CONTROL: reported by Kathy Flynn

- 1 inquiry re: installing a dock on Lake Henderson. Nothing found for previous docks in ARC records nor are docks addressed in the covenants; Kathy to research with county, as well.
- May be something that needs to be addressed in the new covenants.

COMPLIANCE: reported by Tracy Wood

- No issues in the past month.
- Annual meeting prep: Tracy to prepare slide of statistics for letters issued.
- Shipping container & port-a-potty on Kristin Circle still there; Tracy keep an eye on it.
- David Valenzuela has volunteered to join board to take Compliance position.

MAINTENANCE/PROJECTS: reported by John Rivera

- John walked Wava Park with John Adams / JBA Tree Services LLC. 5 trees are in danger of falling down, essentially dead. JBA willing to do them on a “day rate” vs. an up-front fee. John to ask for a proposal and assessment of what the day rate will be so we can vote on it.
- John spoke to Natural Lawn of NW FL, who questioned the need for a new contract; John to clarify that contract just needs an addendum re: pine-straw are invoiced in addition to the monthly agreed-upon fees (since current contract indicates those services are included).
- Issues to be addressed: Entrance to Ruckel /College – palm tree needs to be cut and dead plants removed; Area on Howard to be addressed – get sprinklers working, then install sod

ENVIRONMENTAL: reported by Joe Bradley

- Beaver traps still out but nothing trapped yet.
- Lake Dr to come out next week to test water at Lake Amick. Issue will still need to be addressed with the City. Include info at Annual Meeting if we have an answer.

OLD BUSINESS

Initiative to update RBOA governing documents: reported by Marian LoGatto

- Paper copies of the current drafts of Articles, Bylaws and Declarations (Covenants) were distributed; 2 other documents summarize issues that have come up in the review or from previous board comments plus a list of questions that will need to be addressed by the attorney
- Board members are asked to look over and provide comments to Covenants committee by Friday, February 24, 2023. Rich thanked the committee for all their hard work.

Prep for Annual Meeting March 7, 2023:

- All board members to forward their slide contents to Nicki no later than February 28, 2023.
- John & Joe to update signs announcing meeting & put by February 21, 2023 (14-day notice).

NEXT BOD MEETING: immediately following Annual Meeting on March 7, 2023 at RBCC

Kathy motioned to adjourn meeting; seconded by John. Unanimous; adjourned at 8:05pm. Recorded by Nicki Patten.