

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

**Minutes of the Monthly Meeting of the RBOA Board
July 12, 2023 at Niceville City Hall**

In attendance:

Board members (quorum reached):

Joe Bradley, President	Jeff McAdoo, Vice-President
Ben Ward, Architectural Control	Nicki Patten, Secretary/Treasurer (via Zoom)
John Rivera, Maintenance (via Zoom)	Jaime Dorsey, Environmental (via Zoom)

Governing Documents Committee members:

Marian LoGatto

Residents /homeowners:

Wendy Oleen

Meeting called to order by Joe Bradley at 6:45pm.

PREVIOUS MEETING MINUTES:

- May 2023 Board Meeting Minutes circulated in advance via email.
- Jeff motioned to approve minutes with waived reading. Ben seconded; passed unanimously.

FINANCIAL / BUDGET: reported by Nicki Patten

- June 2023 financial report circulated in advance of the meeting via email.
- Monthly expenditures at \$3k are common average total. There is an outstanding bill for tree removal in Wava Park \$1,800.
- Fund balance \$127,581 across 3 bank accounts.
- 15 members still have not paid 2023 dues as of today's date.

ARCHITECTURAL CONTROL: reported by Ben Ward

- Several applications pending approval: one regarding the building of a seawall along the lake, 2 pool additions, new application for building an addition.
- Builder contacted Ben re: several fences along golf course higher than 5 feet; need to investigate addresses to determine what covenants dictate.

COMPLIANCE: reported by Joe Bradley

- David Valenzuela traveling for an extended period and not in attendance; Jeff will pick up sending out compliance letters as needed. Need to add Jeff to receive forward of Compliance emails.
- Several complaints have been received; need to investigate if in violation of covenants and send letters as appropriate:
 - House on Carr has not mowed lawn for better part of year
 - Boat on 301 Ruckel Dr, parked in front yard circle on grass for weeks
 - 4084 Bond Circle – truck full of clay dumped on retention pond easement and sidewalk built into easement of pond and built PVC structures.
 - Several trucks parked on grass

MAINTENANCE/PROJECTS: reported by John Rivera

- JBA Tree Services cleaned up several downed / diseased trees in Wava Park
- Paul Higgins reported there was a tree down next to pump house; public works cleaned it up

- John spoke to Cody at Brock's Pest Control, who will start putting down stronger chemicals where weeds have intensified
- Complaints still coming in about entrances looking terrible; consider putting out a bids for a new landscaping company? Per John, existing contract is strictly maintenance, no landscape beautification is included. All areas need a refresh.
- Still need to address the 20' wide access point to golf course owned by RBOA that is severely overgrown and needs to be cleared (on Ruckel Dr at top of "hill" by Lake Way).
- Nicki motioned to get quotes to beautify the entrances. Jeff seconded; passed unanimously.

ENVIRONMENTAL: reported by Jaime Dorsey & Joe Bradley

- Alligator on Carr Dr; homeowner called but Florida Wildlife Commission will not address because is less than 4 feet. Notify homeowner to keep an eye out, but nothing we can do.

GOVERNING DOCUMENTS PROJECT: reported by Marian LoGatto

- Committee put together package of requested revisions to the drafts provided by the attorney, along with questions for Jay Roberts.
- Marian hand-delivered and emailed the package to Jay at Becker & Poliakoff on May 17. She was told he was out of the office until May 23. She called several weeks ago to get an update on the status with no reply, then again earlier today and left message for his assistant Andrea Johnson; still awaiting reply.
- When Joe spoke with Jay recently, he confirmed the packet was received.

OLD BUSINESS

Unit 3 covenant expiration/renewal: reported by Joe Bradley

- Joe received confirmation from Jay Roberts that revitalization is not required / appropriate for this situation. It is just a renewal process, similar to what was done in the past. Jay offered to draft the appropriate letter / document for Unit 3 members to sign.
- Jay advised not letting Units 1 & 2 covenants, coming up this year for renewal, expire. Nicki motioned that we request Jay draw up documents necessary to renew covenants for Units 1, 2 and 3 all at once. Jeff seconded; passed unanimously.

Initiative to update RBOA governing documents: cannot move forward until attorney replies; Jeff motioned to table initiative. Ben seconded; passed unanimously

Social Media Committee: no actions taken yet or volunteers to take on the project; Nicki motioned to table this effort given other priorities. Jeff seconded; passed unanimously.

NEW BUSINESS

Upcoming ARC expirations of Units 4 and 5, ARC expirations of 1-3 and 7:

- Jay confirmed the ARC is expired for Unit 3
- Nicki motioned that when Joe contacts Jay re: Units 1, 2, & 2 renewal, inquire what is needed to reinstitute all expired ARC. Jaime seconded; passed unanimously.

CLOSING OF MEETING

**Jeff motioned to adjourn meeting; seconded by Nicki. Unanimous; adjourned at 8:00pm.
Recorded by Nicki Patten.**

NEXT BOD MEETING: August 9, 2023 at Niceville City Hall