

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

**Minutes of the Monthly Meeting of the RBOA Board
August 9, 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
John Rivera, Maintenance	Jaime Dorsey, Environmental

Meeting called to order by Joe Bradley at 6:33pm.

PREVIOUS MEETING MINUTES:

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

FINANCIAL / BUDGET: reported by Nicki Patten

- July 2023 financial report circulated in advance of the meeting via email.
- Fund balance \$123,277 across 3 accounts: approx. \$50k each in MM & CD, \$24k checking.
- Monthly expenditures were a little higher than average due to payment for tree removal in Wava Park of \$1,800. Clarification that landscaping & tree removal make up more than half our monthly budget.
- QuickBooks online subscription price increased from \$17.50 to \$21 monthly (after discount) as of August 1, 2023. This plus increased insurance and pending legal fees will require corrections to 2023 budget.
- 7 home closings with 4 pending sales so far in 2023.
- 15 members still have not paid 2023 dues as of today's date. Nicki will send paper notices this month re: delinquencies (lien can be recorded after 180 days delinquent, with 30 day notice of intent per Florida statute). Questions raised re: cost to record a lien; if need to file, need to investigate with Okaloosa County what is involved so we can file directly without having to pay attorney to draw up papers.
- Jaime motioned to approve financial report. John seconded; passed unanimously.

ARCHITECTURAL CONTROL: reported by Ben Ward

- Prior pending applications have been approved. One paper application received by mail yesterday for an addition, one fence request. One in discussion that is expected soon.
- Question re: fences along golf course; per various covenants that border golf course, fence height dictates 3.5 feet, though builder noted several 4-5 feet high. Need to determine whether there is an agreement with the Country Club re: fence height. Florida code pool fence requirement is minimum 4 feet. Have there been compliance issues on this?
- New draft of ARC guidelines submitted by Marian LoGatto of Governing Documents Committee. Marian will be moving out of the RBOA and has passed the document to us for review and approval, to then be submitted to attorney. Nicki motioned to table until next meeting, with each board member reading thoroughly and communicating via email over the next month. Ben seconded; passed unanimously.

COMPLIANCE: reported by Jeff McAdoo

- Status of complaints:

- Boat parked on front yard grass on 300 block of Ruckel was sent a letter, boat was moved but now has a car parked on grass in front of house, Jeff will email to address
- Utility trailer on 1500 block of Ruckel; letter was sent
- Orange utility trailer on 300 block of Ruckel; was removed Oct 2022 from driveway after letter was sent, but now sits on grass in front of front yard fence; new letter sent
- Jet skis parked outside on 300 block of Ruckel; was temporary while family was visiting, removed before letter was even sent
- Un-mowed lawn on Carr “for better part of year” – no longer an issue
- RV on 400 block of Carr-Jeff will confirm they are members and send letter if needed
- 4000 block of Bond Circle near retention pond: complaint re: sidewalk into easement and PVC structures built; need to walk to property since could not see issue from car
- Trailer & boat in driveways on Sharon Dr; Jeff will confirm they are members and send letter if needed
- RV under repair on Kristin Cir – no longer an issue
- Shipping container on Kristin Cir – will need to be addressed once Unit 3 covenant issue is remedied
- Letter from past board members was received with several criticisms on lack of compliance enforcement. Nicki and Jeff to draft a courtesy letter to members to be sent by mail, email and posted on website with reminders about several “common” violations including:
 - Repeated parking on swale in front of Wava Park
 - Parking on the street in front of residences
 - Trailers / boats / RVs not screened from view
 - Garbage cans not hidden from view

MAINTENANCE/PROJECTS: reported by John Rivera

- Complaints still coming in about entrances, though they have been worked on. Part of issue is rampant weed growth in summer months; our contract states that some maintenance is “by necessity” – need to tend to / mow common area on Chase; all board members to canvas neighborhood and relay to John areas that need to be specifically communicated for Natural Lawn to address
- Split tree on entrance island at Ruckel/Forest; John will contact JBA Tree Svcs to remove
- Jeff motioned to update entrance signs on Marion & Sharon to add stone façade, brick posts, lettering and paint to match those at both Ruckel entrances for a more cohesive look throughout our neighborhood, and to implement consistent lighting at all existing entrances. Ben seconded; passed unanimously. Nicki to look back to records to find company that updated signs as recently as 2019 and email all to move this forward. Jeff to check lighting if it is a matter of light bulbs or the fixtures that need to be replaced.
- Last month board approved to look into beautifying the entrances:
 - John to ask Natural Lawn if they would be interested in providing this service and what they would charge.
 - Jeff to contact board of surrounding HOAs (Deer Moss and Swift Creek) to get names / referrals of companies they use for entrance beds and ongoing landscape maintenance and reach out for bids.
- Henderson Dam: Letter from past board members also included warning about maintenance and inspection needed. John will contact Northwest Florida Water Management District to see about getting a survey for the dam. Jeff will research archives to find documentation of any records / maintenance steps taken in the past.

- Community Beautification Day: agenda item for next meeting to schedule a day (in the fall when cooler) to address one of the common areas in the neighborhood

ENVIRONMENTAL: reported by Jaime Dorsey

- No actions last month; more emails re: alligator sightings, but less than 4 ft/ too small for Florida Wildlife Commission to do anything. Joe to forward FWC response in order to add that onto the website and to the reminder letter being drafted to the membership.

GOVERNING DOCUMENTS PROJECT: reported by Joe Bradley

- Committee member Marian LoGatto will be relocating and has resigned from the committee.
- Document revisions are in the hands of the attorney Jay Roberts
- Project tabled until covenant renewals for Units 1 – 3 are in place.

OLD BUSINESS

Unit 3 covenants restoration / Unit 2 renewal:

- Joe requested forms from attorney Jay Roberts for covenant renewals for Unit 3 (already expired) and Unit 2 (expiring September 17, 2023)
- Still no response after several calls/emails. Nicki will contact Jay right away and follow up as persistently as required in order to get response.
- Need to confirm whether each owner's form/signature needs to be notarized.

Social Media Committee:

- Efforts tabled given other priorities.
- Jeff motioned to put notice in Niceville Neighbors to advertise the monthly board meetings to encourage more community participation. John seconded; passed unanimously. Jeff will submit notice.

NEW BUSINESS

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

- Per Judy Boykin of the governing documents committee, the only way to reinstitute expired architectural control/review committees is to adopt new covenants (which we have been trying to do with consolidation effort).
- Nicki to ask attorney Jay Roberts what are implications for expired ARC. Where does that leave our process for applications? What is the response to applications received for those expired units? Does this mean we have no authority to enforce compliance, or only that owners are not required to submit application for approval?
- Architectural section of website needs update to direct owners contemplating a project to email Ben for additional guidance, then a direct response can be drafted based on which unit they are in. Jeff to draft language/ update website.
- Nicki to develop chart of all expiration dates / voting requirements for all units.

CLOSING OF MEETING

Nicki motioned to adjourn meeting; seconded by Jaime. Unanimous; adjourned at 8:37pm. Recorded by Nicki Patten.

NEXT BOD MEETING: September 13, 2023 at Niceville City Hall