

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

**Minutes of the Monthly Meeting of the RBOA Board
October 11, 2023 at Niceville City Hall**

In attendance:

Board members (quorum reached):

In person:

Jeff McAdoo, Vice-President Nicki Patten, Secretary/Treasurer

Via Zoom:

Joe Bradley, President John Rivera, Maintenance
Ben Ward, Architectural Control Jaime Dorsey, Environmental

Meeting called to order by Jeff McAdoo at 6:45pm.

PREVIOUS MEETING MINUTES:

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

FINANCIAL / BUDGET: reported by Nicki Patten

- September 2023 financial report circulated in advance of the meeting via email.
- Fund balance \$115,246 across 3 accounts: approx. \$50k CD, \$49k MM, \$16k checking.
- Monthly expenditures \$6,676 (higher than average due to \$3.6k for Wava Park downed trees)
- 1 estoppel fee paid in September.
- Calls to members with outstanding 2023 dues resulted in one payment. 4 members still have not paid, though 3 of those are Unit 3 not in collection based on Association attorney advice not to pursue until expired covenants are renewed.
- 2024 reflecting increased annual dues will be presented in November.
- John motioned to approve financial report. Joe seconded; passed unanimously.

ARCHITECTURAL CONTROL: reported by Ben Ward

- Issue with pergola construction started without ARC approval in Unit 8. Letter was sent, owner was unaware of the requirement to go through ARC. Owner sent plans and will complete an application.
- No other requests.
- Newly proposed ARC guidelines still need to be compared to current restrictions.

COMPLIANCE: reported by Jeff McAdoo

- Courtesy notice sent to new owner on Kristin Cir re: black tow trailer; it was removed. Still construction debris present. Jaime is aware since she is involved in the project; construction is ongoing and they are awaiting permits. Completion expected by Dec/Jan.
- Pending complaints:
 - Jet skis in front yard of Ruckel: letter was sent, Jeff will follow up.
 - Pergola construction on Chase Dr: letter sent, see ARC.
 - Boat on Ruckel: was removed, no letter needed.
 - Boat trailer on Wava: letter will be sent.
 - RV in driveway on Kristin: letter will be sent.
 - Black trailer on Ruckel: was removed, no letter needed.
 - Truck with Camper on Ruckel: letter will be sent if still there after 1 week.

- Boat on Ruckel: letter will be sent if still there after 1 week.
- Car with Nebraska plates parked for weeks in front of Wava Park: Jeff will send courtesy notices to surrounding homeowners.
- Debris on Wava was picked up by a homeowner- thank you!
- Shipping container on Kristin Cir (waiting for Unit 3 covenants to be renewed to determine any action): owner dealing with personal matters, plans to be drawn up and submitted.

MAINTENANCE/PROJECTS: reported by John Rivera

- Getting quotes for ongoing maintenance to replace current contractor; he is going to meet with 2 others who will come out and show around the neighborhood.
- John motioned to hold Community Day on October 28 starting at 10am. Nicki seconded; passed unanimously. Focus first on entrance at Forest & Ruckel. Jeff to post on the RBCCE community FB page; we can send out email blast and also put out big news sign the week before.
- John spoke to Eugene Phillips at the county re: the drainage area that needs to be cleaned up in order to complete the Henderson Dam inspection; apparently the area borders city, county and RBOA lines. John will meet with Eugene with a map to determine who is responsible for what areas to get it cleaned.
- Overall maintenance of the entrances seem much better and cleaned up recently.

ENVIRONMENTAL: reported by Jaime Dorsey

- Alligator reported on Kristin, still under 4 feet. Informed homeowner to keep an eye on it.

GOVERNING DOCUMENTS PROJECT:

- Jay Roberts answered first draft of questions; Nicki to forward to other board members to digest.
- Need to determine status of Governing Documents Committee now that Marian LoGatto no longer resides in the Association.

OLD BUSINESS

Units 1, 2, and 3 Covenants renewals:

- Renewal forms initially sent to homeowners on 8/22; second round of notices mailed out 9/29 with request to reply before 10/31. Status of renewals:
 - Unit 3 (expired March 2022): need 34 for majority, 36 received – renewal passed
 - Unit 2 (expired Sept. 17, 2023): need 45 for majority, 29 received; need 16 more
 - Unit 1 (expiring Dec. 5, 2023): need 39 for majority, 24 received; need 15 more
- Nicki to clarify with attorney what notice/ process is required re: Units 1 & 2 if we do not receive required number of renewal consents.

Social Media Committee:

- Currently using the Rocky Bayou Country Club Estates Facebook group to advertise monthly board meetings, and announcement will appear in Niceville Neighbors.
- Need to consider getting out a quarterly email blast to keep in touch with members.

Upgrading/updating/repairing common areas, Wava Park, golf course entrances, and others:

- Community day set for Oct 28.
- Joe plans to do some repairs to posts/signs at Wava Park

NEW BUSINESS

New Board member after David Valenzuela resignation:

- Nicki approached Judy Boykin of the Governing Documents Committee but she declined.
- Nicki then spoke with Tracy Wood on same Committee and a former board member, who is willing to step in to fill the vacancy but does not want the Compliance role again. Nicki motioned to approve Tracy Wood joining the RBOA board as Vice President, allowing Jeff McAdoo to continue in Compliance role. Joe seconded; passed unanimously.

OPEN DISCUSSION

City Hall not available for November board meeting; Jeff to confirm RBCC will allow us to use the clubhouse.

CLOSING OF MEETING

Nicki motioned to adjourn meeting; seconded by Jaime. Unanimous; adjourned at 7:53pm. Recorded by Nicki Patten.

NEXT BOD MEETING: November 8, 2023 at RBCC (to be confirmed).