

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

**Minutes of the Monthly Meeting of the RBOA Board
December 20, 2023 via Zoom**

December 13, 2023 at Niceville City Hall

In attendance:

Board members (quorum NOT reached):

In person:

Tracy Wood, Vice-President

Nicki Patten, Secretary/Treasurer

Jeff McAdoo, Compliance

Via Zoom:

Ben Ward, Architectural Control

Residents /homeowners:

Dan Brink

Kirsten Himmelberg

Due to lack of quorum, meeting adjourned to be continued the following week.

To accommodate homeowners that attended, their comments were recorded and shared with all board members in advance of continuation meeting on December 20.

Dan, in Unit 2, accumulated several comments and questions while going door-to-door to obtain required consent signatures for Unit 2 covenant renewal:

- There has been a consistent message that RBOA cannot do anything to enforce compliance on lots whose owners are not members of the Association. However, there is a clause in the Covenants that a Property Owners Organization may be formed to enforce adherence to the Covenants, which is what happened when RBOA was later formed. That should be independent of whether or not a homeowner is a member. Request that attorney provide clarification on this so that RBOA can be more consistent in addressing compliance issues within the Unit as a whole, not just on member properties.
- It is unclear where the rules and regulations are documented that specify what is permitted / restricted. What are setback requirements from front or side property lines?

For example:

- Having a portable building on the premises (like one in front yard of a lot on Jason Dr.)
- RV on the premises, with people living in it (also on Jason Dr.)?
- New construction on Lake Amick – were plans submitted? No permits have been posted on the premises
- Boats parked in yards / driveways (Lake Amick) – can anything be done?
- Temporary trailers on the premises (like on Diane St.) while remodeling, how long are they permitted to stay there?
- Yard appearance – can owners be held to a certain standard to keep yard tidy (yard on Jason Dr. that is overgrown)?
- Fences

Kirsten, in Unit 3, asked that the overgrown common area on Kristen Circle be addressed. Several trees are threatening neighboring homes and need to be taken down.

Continuation meeting Dec. 20, 2023 Board members in attendance via Zoom (quorum reached):

Joe Bradley, President	Nicki Patten, Secretary/Treasurer
Jeff McAdoo, Compliance	Ben Ward, Architectural Control
Jaime Dorsey, Environmental	

Meeting called to order by Joe Bradley at 6:34pm.

PREVIOUS MEETING MINUTES:

- November 2023 Board Meeting Minutes circulated in advance via email and read by Nicki.
- Jaime motioned to approve the minutes as read. Jeff seconded; passed unanimously.

FINANCIAL / BUDGET: reported by Nicki Patten

- November 2023 financial report circulated in advance of the meeting via email.
- Fund balance \$106,550 across 3 accounts
- Monthly deficit close to \$6k, with monthly expenditures at \$6,158. Higher than average primarily due to another application of pine straw (\$2,400) and recording fees for Unit 3 renewal (\$358).
- 1 of 4 members with outstanding 2023 dues paid in November. Still have 3 outstanding.
- Ben motioned to approve financial report. Jeff seconded; passed unanimously.

ARCHITECTURAL CONTROL: reported by Ben Ward

- 2 previous pending projects got required waivers from neighbors:
 - Tuff Shed on Chase Dr.
 - Pergola on Chase Dr.
- New requests:
 - 1 fence application
 - 1 new pool application
 - 1 inquiry re: fence from buyer planning to move in
- Newly proposed ARC guidelines still need to be addressed compared to current restrictions.

COMPLIANCE: reported by Jeff McAdoo

- No additional letters sent in last month.
- List of complaints from Unit 2 (outlined by homeowner at Dec. 13 meeting) that Jeff will address, sending out letters after Christmas.
- RV on Chase that may need letter.
- No additional complaints received in last month.

MAINTENANCE/PROJECTS: reported by Joe Bradley (John Rivera not in attendance)

- Entrances (with recent pine straw application) do seem in better condition
- Still need to clear vegetation on back side of Dam. Joe will contact John to get status update
- Received complaint / need to address diseased trees in empty lot next to 4 Kristen Circle
- Jaime called her neighbor to see what intention was with fallen tree in Lake Henderson behind house on Kristin Cir. Estimate received was \$5k and homeowner is not planning to move forward with removal.

ENVIRONMENTAL: reported by Jaime Dorsey

- No activity.

OLD BUSINESS

Units 1 and 2 Covenants renewals:

- Renewals are complete and were recorded with Okaloosa county on December 14, 2023.
- Joe will address in his president's letter, so no need to send out separate communication on it; need to also emphasize that RBOA is a volunteer board

Governing Documents Consolidation:

- No communications from Jay, but he is waiting for us. Board needs to review Jay's answers to questions initially submitted by the gov. docs committee and determine if those answers mean we need to further edit the drafts submitted to him before he finalizes.
- Big effort needs to be made in early January to look at the proposed documents and strike through any changes that seem too restrictive that will prevent the effort from passing. Need to compare the proposed ARC guidelines with details in the revised Covenants and with the existing Covenants.
- Articles and Bylaws may need first priority, since not as much that may be met with resistance and not many edits in question (mainly consistency on the quorum / voting requirements). If they can be made ready for distribution / review, there's a chance we could get them voted on at the Annual Meeting, which would reduce the required number of board members.
- Jeff suggested each board member summarize their role so we can better define what commitment is needed from incoming board members.

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

- Next Community Day focus Wava Park. Need to decide on a date in January; discuss via email.
- Consider implementing monthly Community Day. Joe asked for suggestions on spots that need to be addressed (like common area at Howard/Chase).

NO NEW BUSINESS OR OPEN DISCUSSION

CLOSING OF MEETING

**Nicki motioned to adjourn meeting; seconded by Jaime. Unanimous; adjourned at 7:34pm.
Recorded by Nicki Patten.**

NEXT BOD MEETING: January 10, 2024 at Niceville City Hall