

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

**Minutes of the Monthly Meeting of the RBOA Board  
January 17, 2024, at Rocky Bayou Country Club**

In attendance:

Board members (quorum reached):

In person:

Joe Bradley, President	Tracy Wood, Vice-President
Nicki Patten, Secretary/Treasurer	Jeff McAdoo, Compliance
John Rivera, Maintenance	

Via Zoom:

Ben Ward, Architectural Control

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

**PREVIOUS MEETING MINUTES:**

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

**FINANCIAL / BUDGET:** reported by Nicki Patten

- Over half of 2024 dues already collected, with 2/3 of those paid electronically.
- December / annual 2023 financial report circulated in advance of the meeting via email.
- Fund balance \$103,358 across 3 accounts at year-end. \$50k in CD that will mature in February. Consider adding funds to CD to get better interest rate after it renews.
- Ended the year with an overall surplus of over \$4k, adding to fund balance.
- Monthly deficit close at \$3k, with monthly expenditures at \$3,816. Slightly higher than average \$3k due to recording fees for Units 1 & 2 renewal (\$758).
- All members but one paid outstanding 2023 dues before year-end. One still outstanding is the same one that paid 2022 over a year late. Email notices, paper mailed notices and several phone calls have been made with no success. Discussion ensued re: whether to move forward with legal action; want to avoid paying attorney fees to collect. Tracy offered to attempt to contact to pick up payment for both 2023 & 2024. Nicki to send Tracy contact info.
- 13 property sales in 2023, collected \$2,800 in estoppel fees, 1 pending to close in 2024.
- Tracy motioned to approve financial report. John seconded; passed unanimously.

**ARCHITECTURAL CONTROL:** reported by Ben Ward

- Fence inquiry on Ruckel Dr was approved.
- Addition on Wava was approved.
- New window inquiry (didn't need approval).
- 3 pool projects: 2 already approved; 1 waiting for plans to review setback
- Jeff inquired about a fence that just went up on the 1500 block of Ruckel Dr; Ben had no record, so is a Compliance issue. Jeff will send letter of inquiry.

**COMPLIANCE:** reported by Jeff McAdoo

- No letters sent in last few weeks; no additional complaints received.
- List of complaints from Unit 2 (outlined by homeowner at Dec. 13 meeting):

- Attorney needs to be contacted re: whether RBOA has authority to address infractions even if lots are not members, since Covenants specifically state that a Property Owners Organization may be formed to enforce adherence to the Covenants. Joe will send Jay the question to clarify our inherited understanding that we cannot address.
- Jeff has noted 7 possible infractions. Will address and send out letters as applicable.
- Prior issues remain that need to be addressed:
  - Remodel on Kristin Circle, large trash trailer in driveway; letter of inquiry needed to see how much longer will continue
  - Shipping Container on Kristin Circle for over one year, so per Unit 3 covenants must now be removed. If going to convert to storage, must match aesthetics of the home.

**MAINTENANCE/PROJECTS:** reported by John Rivera

- John still gathering quotes for beautification of common areas/entrances, contacted some smaller scale companies.
- Most recent storm brought several large trees down; JBA Tree Services has been contacted; will be a \$1,800 day-rate
- Vegetation on back side of Dam is being cleared by Natural Lawn of NWF; should be complete by Monday Jan 22. Then will call for inspection.
- John will follow up on complaint of diseased trees in empty lot next to 4 Kristen Circle
- No further action re: fallen tree in Lake Henderson.

**ENVIRONMENTAL:** (Jaime Dorsey not in attendance; reported in advance no activity).

**OLD BUSINESS**

**Governing Documents Consolidation:**

- Project has stalled as subsequent edits need to be sent to attorney to complete final drafts.
- Tracy motioned that she will look over prior communications / documents and set a date with the rest of the board via email to hold a separate meeting specifically to review final edits. John seconded; passed unanimously.

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

- Next Community Day focus will be Wava Park. January still too cold; discuss a date in February or March via email.
- Implementing monthly / quarterly Community Day to address other common areas.

**NEW BUSINESS** (None)

**OPEN DISCUSSION**

- Joe has received lots of positive feedback on the President's Letter sent out earlier this month.
- Apparently still lots of confusion over the member/nonmember issues of Units 1 & 2.

**CLOSING OF MEETING**

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

**NEXT BOD MEETING:** 2<sup>nd</sup> Wednesday of February is Valentine's Day; reschedule TBD.