

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

**Minutes of the Monthly Meeting of the RBOA Board  
February 12, 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	Jaime Dorsey, Environmental

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

**PREVIOUS MEETING MINUTES:**

- January 17, 2024 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

- CD set to mature on Feb. 16. Rollover rate will likely be very low. Nicki motioned to withdraw CD at maturity, adding \$5,000 of “new money” from the Money Market to get a better promotional rate on a new 1-year CD. Tracy seconded; passed unanimously.
- January 2024 financial report circulated in advance of the meeting via email.
- Fund balance \$137,240.72 across 3 accounts, \$50k in CD and \$49.3k in MM.
- Only 94 members 2024 dues outstanding, 4 of which owe only \$10 since they repaid \$140. Reminder invoices were sent on 2/1/24.
- Still have 1 outstanding from 2023; Tracy’s efforts to contact by phone have been unsuccessful. Consider moving forward with recording lien.
- Monthly expenditures at \$6.3k. Outlying expenses include \$1800 for tree removal, \$425 in attorney fees and \$700 in fees for dues collected electronically.
- One estoppel fee collected, no additional sales in January.
- Jeff motioned to approve financial report. Tracy seconded; passed unanimously.

**ARCHITECTURAL CONTROL:** (Ben Ward not in attendance.)

- Jeff to follow up with Ben re: request by new owner in Unit 3 to build fence and clear trees.

**COMPLIANCE:** reported by Jeff McAdoo

- Some issues with yard waste piled; one with backyard facing College, another on Lake Way. Jeff to send notices.
- Continued discussions with owner re: Shipping container on Kristin and plans to build out as an auxiliary structure. Need to research Unit 3 covenants re: building use and size (square footage) limitations and required set-backs from property lines. Issue of Architectural Control powers also in question.
- A few letters will be sent re: trailers.
- No other new complaints other than yard debris.

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

- John still gathering quotes for beautification of common areas/entrances, contacted some smaller scale companies but having a hard time to get anyone to return his calls. Tracy offered a couple of other recommended companies for John to contact.
- Vegetation on back side of Dam was cleared; John will meet with Mr. Meredith on Tuesday 2/13 at 11am for inspection.
- Sprinkler maintenance / inspection needed before watering season starts back up. Tracy referred a contractor and John will follow up.
- Next community day suggested for Saturday March 10, focusing on the Ruckel Dr. / College entrance. John will create a list of items that need to be addressed to include in announcement 10 days prior.

**ENVIRONMENTAL:** reported by Jaime Dorsey

- No activity to report.
- Facebook post included comment about beavers in the lake; no complaints or damage evident so no action required at this time.

**OLD BUSINESS**

Governing Documents Consolidation:

- Consolidated covenants will not be ready for the Annual Meeting, but Articles and Bylaws are close and we can present them in a preliminary / draft form.
- Discussion ensued re: board roles / titles and the previous vote by board at November 8, 2023 meeting to reduce required number of directors from 7 to 5. Nicki motioned to disregard that vote due to the roles needed to be accomplished. Jeff seconded; passed unanimously.
- Nicki to email Jay to confirm the edits previously suggested by Gov Docs Committee, including consistency for any quorum requirements to be 26%, are acceptable and will prepare the drafts for presentation based on his reply.

**NEW BUSINESS**

- Annual meeting Tuesday March 5 at RBCC:
  - Package was provided by attorney. Agreed his presence was not necessary at this time. Nicki will notify Jay.
  - Notice to be sent tomorrow Feb 13.
  - Slides need to be updated. Nicki will email each board member last year's slide info. All updates to be submitted by February 24.

**OPEN DISCUSSION**

- Joe received answer from Jay stating RBOA does have the ability to enforce Covenants over nonmembers as well as members in Units 1 & 2 per Ruckel Properties assignment of rights.

**CLOSING OF MEETING**

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

**NEXT BOD MEETING:** Organizational meeting to immediately follow annual meeting on Tuesday March 5, 2024 at RBCC.