

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

Minutes of the Monthly Meeting of the RBOA Board
May 1, 2024, at Niceville City Hall

In attendance:

Board members (quorum reached):

Joe Bradley, President	Tracy Wood, Vice-President
Nicki Patten, Secretary/Treasurer	Jeff McAdoo, Compliance
Ben Ward, Architectural Control	

Prospective Board members:

Wendy Oleen	Rusty Ravenhorst
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Homeowners:

Rob & Suzanne Heckman	Blaze Crank
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Meeting called to order by Joe Bradley at 6:42pm.

Announced John Rivera submitted his resignation from the Board a few days ago.

PREVIOUS MEETING MINUTES:

- February 12, 2024 Board Meeting Minutes circulated in advance via email.
- Tracy motioned to approve the minutes with waived reading. Jeff seconded; passed unanimously.

FINANCIAL / BUDGET: reported by Nicki Patten

- 26 outstanding 2024 invoices at beginning of April, 10 outstanding as of today 5/1/24.
- Interest charge will be added and reminder invoices sent again tomorrow 5/2/24.
- Still 1 outstanding from 2023; review of payment system shows several attempts made but card was declined. Another reminder will be sent.
- March 2024 financial report circulated in advance of the meeting via email.
- Monthly summary:
 - Monthly expenditures averaged \$6,000.
 - 6-month CD was renewed in February, will mature in August 2024.
 - Fund balance ~\$148k across 3 accounts, \$52k in CD and \$49k in MM & \$46k in ckg.
- Storage facility issued a credit of \$470 for overcharged sales tax, so that expense covered for several months. Will be due again on 7/1/2024.
- 2 estoppel fees collected this year (1 last year) for 3 sales in February. 2 additional requests in last few days.
- Tracy motioned to approve financial report. Ben seconded; passed unanimously.
- Bookkeeper Olivia Thompson gave her resignation in March. See New Business.

ARCHITECTURAL CONTROL: reported by Ben Ward

- Slow couple of months:
 - 1 request received this morning for fence / driveway pavers.
 - 1 pending pool variance needs to be closed (follow up from a couple months ago).
- ARC proposed guidelines to be discussed at a later meeting.

COMPLIANCE: reported by Jeff McAdoo

- Unit 1 issue with an RV in side yard, used to be behind a fence. Letter to be issued requesting fence be replaced.
- Unit 2 issue with new construction on Lake Amick – lot was clear cut; debris has been removed and silt fence was put up. But building process seems stalled.
- Unit 2 question received about restriction on renting. Nothing specific in existing covenants, so falls back to county rules that any short-term rentals (period of less than 6 months) must be registered. This is something to be addressed in the amended consolidated covenants.
- Complaint about yard waste on Lake Way; letter sent.
- Seawall behind 2 homes on Lake Way built without ARC application; 2 letters sent.
- Email and Paper letter mailed to owner of 1 Kristin Cir; remodel appears stalled, lots of debris surrounding home.
- No movement yet with shipping container on Kristin Cir; letter to be sent.
- Still large pile of debris/ tree cuttings on College behind Jason Dr, per OK county site map, appears property is owned by Eglin. County needs to be contacted.
- Unit 2 inquiry re: new auxiliary building to be used as a dwelling unit: forwarded to ARC committee because another lot bought in 2016 built one, need to look into prior approval on that other lot.

MAINTENANCE/PROJECTS: (John Rivera resigned as Maintenance Chair)

- Need to follow up on whether Gary Meredith did follow-up inspection of the Dam and vegetation that was cleared to get letter of certification from Water Management District.
- Homeowners at 1583 Ruckel have an issue with flooding from water flowing from College onto Ruckel with no storm drains until farther down the street. Water is currently flowing onto driveway / property and around back corner of home causing erosion of the structure. They called County out to inspect and were told the water flow is coming from house/gutters across the street, but it is clearly flowing from higher up on Ruckel Dr. Homeowners were encouraged to call County back out to inspect.
- Also questioned golf course land behind homes not being maintained and weeds / poison ivy spreading into homeowner's yard. Suggested they contact Sandy North at Rocky Bayou Country Club.
- Discussion ensued re: current landscaping company. Several more complaints received re: the quality of their work and no apparent maintenance activity completed in the last 4-5 weeks. Need to follow up re: questioning 200 bales of pine straw that was supposed to have been laid in February. General consensus to dismiss current company and find a new contractor.
- When new Maintenance Chair is elected, need to reevaluate current contract scope of work and determine what needs to remain in the new request for proposals. Tracy will send maps of all units so we can identify common areas that will be maintained under contract.
- Consider new check & balance for inspection of work to be confirmed before the payment of any invoices.
- Email was received from Paul Higgins who was been doing clean up on Lake Way entrance island, requesting permission to purchase pine straw and reimburse for bags used for leaves raked up with another volunteer homeowner. Nicki motioned to approve reimbursement to Paul for out-of-pocket expenses for of 10-13 bales of pine straw & bags used for cleanup. Tracy seconded; passed unanimously.
- Tracy will follow up with current company to ask where the 200 bales were placed.

ENVIRONMENTAL: (Jaime Dorsey not in attendance)

- Small alligator still in Lake Henderson, less than 4 feet.

OLD BUSINESS

Governing Documents Consolidation:

- Consolidated covenants still need to be reviewed; no additional work done yet on this. Nicki motioned to table discussion to the next meeting. Ben seconded; passed unanimously. Nicki will forward copies of documents to incoming board members.

NEW BUSINESS

Election of New Board Members:

- 4 terms were to end as of annual meeting March 5, 2024:
 - John Rivera resigned.
 - Nicki Patten ready to resign, but willing to step into Bookkeeper role.
 - Joe Bradley willing to stay on.
 - Jeff McAdoo ready to resign, but willing to stay on until another volunteer can be identified.
- 2 prospective volunteers present:
 - Wendy Oleen, interested in Secretary / Treasurer role.
 - Rusty Ravenhorst, interested in Maintenance role.
 - Nicki motioned to vote Wendy and Rusty onto the Board. Ben seconded; passed unanimously.

Assignment of board roles:

- Wendy Oleen to step into Secretary / Treasurer role.
- Rusty Ravenhorst to step into Maintenance role.
- Discussed roles as outlined in By-Laws. Consensus not to rearrange roles at this time and keep existing members in their same roles. Tracy offered (as VP) to assist Secretary / Treasurer with administrative tasks. Plan to discuss further at future meeting when all board members are present.

New Bookkeeper:

- Bookkeeper Olivia Thompson gave her resignation in March. Nicki Patten willing to step into role at the same pay rate.
- Ben motioned to hire Nicki as Bookkeeper. Tracy seconded; passed unanimously.

OPEN DISCUSSION

- None.

CLOSING OF MEETING

Tracy motioned to adjourn meeting; seconded by Ben. Unanimous; adjourned at 8:24pm. Recorded by Nicki Patten.

NEXT BOD MEETING: Wednesday, May 15, 2024 at Niceville City Hall. (Tracy to check if room is available).