

ROCKY BAYOU OWNERS ASSOCIATION
PO BOX 848 NICEVILLE FL 32588-0848

Minutes of the Monthly Meeting of the RBOA Board
June 26, 2024 at Niceville City Hall

In Attendance:

Board Members: (quorum reached):

Joe Bradley, President Tracy Wood, Vice-President
Wendy Oleen, Secretary/Treasurer Jeff McAdoo, Compliance
Rusty Ravenhorst, Maintenance Jamie Dorsey, Environmental
Ben Ward, Architectural Control

Meeting called to order by Joe Bradley at 6:37pm.

Previous Meeting Minutes:

May 15th meeting minutes circulated in advance via email.

*Jamie motioned to approve/Ben seconded/Passed unanimously

Financial/Budget: Presented by Wendy

*There are 4 outstanding HOA fees due @ \$156.75

*Discussion regarding outstanding payment for landscape/maintenance - there are invoices with no service dates or explanation of work completed. Rusty and Wendy are communicating with Natural Lawn of NWFL to require more detailed invoices.

Architectural Control: Presented by Ben

2 new requests received –

*One from owners on Lake Way who built seawalls. This was after the fact but we want to have these on file for future inquiries.

*Owner on Kristin Circle wants to build a barrier with 2x10's to divert turtles from yard.

Compliance – Presented by Jeff

*1 Kristin – we received another complaint regarding condition of exterior/sent another email.

*We had an inquiry from an owner wondering if we have any rules/restrictions for times allowed to cut lawns. We do not.

*We haven't heard anything from owner on Carr Drive who wanted to build carriage house

*We still need to address the auxiliary unit Kristin – it was discussed to ask attorney for clarification of timing since arc and covenants expired and were re-instated before unit was moved/approved.

Maintenance – Presented by Rusty

- *Trees were cut at Wava Park on June 19th and invoice has been paid.
- *Discussion regarding rules for cutting/replacing trees
- *Another Crepe Myrtle may need cutting on the Henderson Dam – Rusty will take a look
- *Matthew Steel had offered to make some improvements/plant a few trees at Wava Park – Rusty will follow-up with him.
- *362 Sharon Drive – trees are leaning over owners property. Owner had trees cut at a cost of \$800 – we aren't sure who is responsible, RBOA or Golf Course.
- *Dam Inspection Report – Rusty will follow up to make sure we have that on file.

Environmental – Presented by Jamie

- *Gators (possibly 2) are still in Lake Henderson
- *Neighbors have expressed concern over feeding turtles and fish which seem to attract the alligator.

Old Business –

- *Governing Documents – no progress at this time.
Rusty motioned to table/Ben seconded/Passed Unanimously
- *Maintenance Contract – we are going to pay outstanding invoices in full. Going forward we will instruct vendor to not include any pine straw and invoices will not be paid if they aren't itemized/dated going forward.
Ben motioned to approved/Jeff seconded/Passed Unanimously

New Business –

- *Synovus Safe Deposit needs to be changed. At this point we only have 1 key and the only way to get 2 keys is to change boxes for a new one. Rusty motioned to get a new box/Tracy seconded/Passed Unanimously
- *Tree in the Chase common area – needs to be addressed. It died quickly and Jeff suggested getting someone out to take a look at it. Rusty made a motion to ask Matthew Steel to take a look at it. Based on his suggestion we will discuss at our next meeting. Rusty made a motion to go with that plan/Tracy seconded/Passed Unanimously

Open Discussion –

- *AT&T/Live Oak discussion regarding flags that have been placed in yards. Owners are concerned about not being able to mow their grass. It is between homeowners and AT&T/Liveoak not the RBOA board. Jeff suggested putting information of the website and FB page that we are aware of the vendors and we are not the point of contact. He suggested we include AT&T, LiveOak and the County contact information.
- *Jeff made suggestion we be more proactive in keeping everyone informed via email, snail mail and website.

Closing of Meeting –

Tracy Motioned to adjourn, Jamie seconded, Unanimous. Adjourned meeting at 8:06pm.

Next BOD Meeting: Wednesday, July 11, 2024 at Niceville City Hall at 6:30pm.