

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

Minutes of the Monthly Meeting of the RBOA Board  
July 10,, 2024 at Niceville City Hall

In Attendance:

**Board Members:** (quorum reached):

Joe Bradley, President  
Jeff McAdoo, Compliance  
Rusty Ravenhorst, Maintenance  
Tracy Wood, Vice-President  
Ben Ward, Architectural Control

Meeting called to order by Joe Bradley at 6:36pm.

**Previous Meeting Minutes:**

June 26th meeting minutes circulated in advance via email.

\*Rusty motioned to approve/ Jeff seconded/Passed unanimously

**Financial/Budget:** Presented by Tracy

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

*Expenses	\$7274.27
Revenue.	\$ 869.81
Net inflow (outflow)	(\$6404.46)

\*Total of \$134,922.03 in bank accounts

**Architectural Control:** Presented by Ben

2 outstanding request –

\*Owner wants to put a shed on his property – ARC told him he needed to send in form

\*Owner on Chase Drive looking to extend driveway

**Compliance** – Presented by Jeff

\*Discussion with owner on Wava inquiring re: boat and building a fence

\*Letter sent to owner on 4096 Bond storing an RV in their driveway

\* Lakeway Drive – owner wants to build a pergola or carport on their driveway

\*1 Kristin – we received **another** complaint regarding condition of exterior/sent another email. Jeff will send out of compliance letter to owner.

\*We still need to address the auxiliary unit at 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. Discussion to send compliance letter.

### **Maintenance** – Presented by Rusty

\*Lawn Contracts – 3 companies have been called. He met with one vendor. Still gathering quotes. Yard Sharks LLC – out of Deer Creek, Alpha Outdoors and Grass Roots (haven't heard anything from them)

\*Matthew Steel planted a few trees at Wava Park.

\*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 – to be determined.

\*County path walk way to be discussed at August meeting or an earlier meeting if determined. Rusty suggested asking the county engineer to attend a “called” meeting.

### **Environmental** – Presented by Joe

- Gator reported over 5 ft to Florida Wildlife Commission
- Rusty – Certification for Dam is environmental issue – he made a motion to move responsibility to Environmental Committee.

### **Old Business** –

\*Governing Documents – no progress at this time.

Rusty suggested asking a CAM manager to take this on as a special project.

Jeff Motion to table/Ben seconded/Passed Unanimously

\*Maintenance contract – on-going

Tracy motioned to table/Ben 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

\*Synovus Safe Deposit still 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

### **New Business** –

New HOA Laws – and the implications. Review boxes to be checked to make sure we are in compliance.

Jeff motioned we look over them and finalize anything that affects us/Tracy seconded/unanimously

### **Open Discussion** –

County Walkway – Rusty reviewed his conversation and meeting with the county. Joe asked about width of path at the entrances. County said it is a safety issue and they need to be curved to slow traffic (ie bicycles, electric scooters, etc.)

Rusty asked about signage throughout the neighborhood – do we want improve signs? All were in agreement to discuss further and form a plan to replace during/after county project.

**Closing of Meeting** –

Tracy Motioned to adjourn, Rusty seconded, Unanimous. Adjourned meeting at 7:48pm.

**Next BOD Meeting**: Wednesday, August 14th, 2024 at Niceville City Hall at 6:30pm.