

Rocky Bayou Owners Association
PO Box 848, Niceville FL 32578

Minutes of monthly meeting of the RBOA Board
January 8, 2025
Niceville City Hall

In Attendance:

| | |
|-------------------------------|----------------------------------|
| Joe Bradley, President | Amber MacCormack, Vice-President |
| Jaime Dorsey, Environmental | Ben Ward, Architecture |
| Rusty Ravenhorst, Maintenance | Wendy Oleen, Secretary/Treasurer |

Neighbors attending: Greg and Samantha Dawson, Tracy Wood, Judy Boykin, Al Neidbaiski

Meeting called to order by Joe 6:32pm

Previous meeting minutes: Rusty made motion to accept, Jaime 2nd, unanimously approved.

Financial and Budget: (December) – presented by Wendy

| | |
|------------------|--------------------|
| Expenses | \$7845.70 |
| Revenues | \$352.09 |
| Current Balance: | \$9057.13 |
| | |
| MM | \$49,362.41 |
| CD | <u>\$53,626.49</u> |
| Balance: | \$112,046.03 |

Wendy presented proposed 2025 budget. Rusty motioned, Amber 2nd, unanimously approved

Architectural Control – presented by Ben

New request for screened porch

Estoppel request on 340 Ruckel for non-completed pool, application was signed and resolved

New request for installing an expanded driveway

Compliance – presented by Amber & Jaime

Call regarding signage on entrances. There is no covenant to prevent signage. Suggested a, “no post” sign

1 Kristin – Called code enforcement regarding property. Nothing can be done until permits expire. Homeowner does not want anyone on the property without consent. The police will be called for trespassing.

Email regarding 399 Ruckel trailer, no trailer spotted

Email regarding 996 16th green cove, boat trailer. Spoke to homeowner, they are awaiting a spot in storage

431 Ruckel pods - Wendy knocked on door, no answer

Maintenance/Projects – presented by Rusty

Log removed at Henderson lake

Dead tree cleared from Ruckel

Removed damaged portion of Lake Henderson sign

Maintenance and lawncare – going well

Repair the common area irrigation – repairs completed around Chase and Howard

Rusty will look into the need for Pest Control in common areas

Discussed the possibility of more cohesive lighting

There was a call regarding who owned the road at 293 Wava. It was suggested that owner call the county.

Environmental – presented by Jaime

Nothing to report...

Old Business –

Governing Documents Consolidation – the new management company will help with the process

Motion to table governing documents consolidation by Rusty, Amber 2nd, unanimously approved

South side of dam needs to be cleared

New Business –

Letter to Joe to sign Synovus bank signature card. Joe signed

Per new HOA rules effective July 2024, a debit card cannot be used without prior board approval.

Everyone needs to take class to be on board

Wendy, Amber and Joe need to go to bank

Need to pay Nicki for December bookkeeping services

Wendy needed 2 checks signed

Open Discussion –

Judy Boykin -HoA paid over 7800 to attorney. Tracy, Marian LoGatto and Judy Boykin spent 2 years working on it. At this point is we wasted 7800 has to be backed by board. Has to be pushed through. Weren't able to finish, because it kept getting tabled. Consolidating into one governing document. Main goal was to get units 3-12 in one document. Tracy wants to see the management company review what we have to date.

New laws that passed in July needs to be added the new documents

Homeowners usually ask how much more restrictive covenants are going to be?

Judy & Tracy agree that we are owed for Jay to attend one of the meetings. Last year the articles of incorporation and bylaws were presented. Now, here's a suggestion, invite Jay to come to meeting to explain to the owners why they need to vote for the bylaws and articles. Only owners vote on covenants.

Only owners vote on covenants.

Was told that only a certain amount of emails could be sent out

Ask for 2 volunteers for each of the units - copy of existing covenants and copy of new ones and they go through them and review

Massive communication effort needs to be had

If there is a contract with the lawyer, then we need to be able to use up that contract

Covenants every property owner is allowed to vote

Closing of Meeting –

Motion made by Rusty seconded by Amber 7:59pm

Next meeting scheduled for February 12, 2025