

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

Minutes of the Monthly Meeting of the RBOA Board
February 12, 2025 - Niceville City Hall

In Attendance:

Board Members (quorum reached):

Joe Bradley, President	Rusty Ravenhorst, Maintenance
Jaime Dorsey (phone), Vice-President	Ben Ward, Architectural Control
Wendy Oleen, Secretary/Treasurer	

Prospective Board Members: none

Homeowners Present: none

Meeting called to order by Joe Bradley at 6:32pm.

PREVIOUS MEETING MINUTES:

- January 8, 2025 Board Meeting Minutes circulated in advance via email.
- Joe, motion to approved minutes from prior meeting with waived reading. Ben seconded; passed unanimously.

FINANCIAL / BUDGET: reported by Wendy Oleen

- Dues received to date \$48,450; remaining 85 outstanding invoices for dues as of 2/01/25.
- January 2025 financial report circulated in advance of the meeting via email.
- Home Sales / Estoppel sales fees collected in January 2025 - none

Monthly summary:

- Monthly expenditure for January \$4,878.
- Synovus Bank balances ~\$155.6k across 3 accounts, \$54.8k in CD and \$49.3k in MM & \$49.5k in ckg.
- Joe motion to approve financial report. Rusty seconded; passed unanimously.

ARCHITECTURAL CONTROL: Committee updates reported by Ben Ward

- **1578 Ruckel Dr Unit6 Lot13 Approved.** replace existing wood retaining wall with stone/new pool deck area and screen room cover over pool area; replace upgrade front door, stone border front beds
- **4058 Bond Circle Unit11 Lot20 Approved.** 1 story brick bedroom addition attached to home.
- **242 Wava Ave Unit3 Lot17 Approved.** Add 16'x20' concrete slab/covered patio to rear of home.

COMPLIANCE: Currently no compliance board member or report this month.

- Ongoing issue with owner of 1 Kristin Cir; notice received of refinancing; no one living at property remodel appears stalled, lots of debris in rear of home. County code enforcement contacted by Jaime Dorsey in January as follow up to prior compliance officer notices. Permits from county are still valid by homeowner to continue working for another month.

MAINTENANCE/PROJECTS: reported by Rusty Ravenhurst

- Henderson Lake non water side of dam, trees and brush removal for environmental dam inspection. Rusty motioned for approval of work completed by Yard Sharks for \$800. Ben seconded; passed unanimously.

MAINTENANCE/PROJECTS (continued)

- Discussion on fallen trees and what to do about the common area on Wava. Motion to make a work day (volunteer) by homeowners upcoming in Spring. Joe seconded. passed unanimously.
- Tree removals as requested (on RBCC, RBOA, or homeowner land) More information needed as to actual owner based on property lines and tree locations.
- Update on upkeep of entrances / sprinkler repairs / etc Checking on water leaks; resetting and/or adjusting water usage on timers to reduce water bills from City of Niceville. Rusty noted travel out of country date March 2-16, so projects may take month plus to complete.

ENVIRONMENTAL: reported by Jaime Dorsey

- Nothing to report

NEW BUSINESS:

- 6-month CD matures 15 February \$54,885.43. Amount includes interest accrued Renew \$52,885.43 for additional 6 mos to mature in August 2025. Wendy, Motion to approve 179 day renewal; Rusty seconded. passed unanimously
- Wendy, motion to request credit card with \$2,000 credit limit to replace prior cancelled debit cards per FL Statute 720 for purchasing stamps, envelopes and other RBOA office supplies. Copy of Synovus Bank commercial credit card guidelines sent to board members via email dated 1/8/25; \$2k CD must be opened as collateral for credit limit requested. Wendy, Motion request use \$2,000 from funds provided from the maturing CD noted above to open RBOA commercial credit card. Rusty seconded. passed unanimously.
- Discussed Niceville Storage facility increased rate 7% monthly effective April 1, 2025 from \$102 to \$109. First increase in 10 years. Wendy Motion to approve, Jaime seconded; passed unanimously.

OLD BUSINESS

Governing Documents Consolidation:

- Consolidated covenants still need to be reviewed; no additional work done yet on this. Wendy motioned to table discussion to the next meeting. Joe seconded; passed unanimously.

OPEN DISCUSSION

- Items needed for transition to the property management company. Contract signed and returned mid December 2024. Information requested has been provided to Burg. Two months passed, Nicole Patten sent email to them to find status of them uploading transferring information onto their portal for homeowner access. Consensus is poor response to set-up and communication with board. Joe agreed to reach out to company representative to expedite process and update status.
- Board members (per new law in statute 720) are required to complete and pass test on 4 hour online class and receive certificates of completion to be kept on file.
- GoDaddy website domain renewal. Nicole will pay and add to March bookkeeping invoice. Joe, motion to approve. Wendy seconded. passed unanimously.

CLOSING OF MEETING

Ben motioned to adjourn meeting; seconded by Rusty. Unanimous; adjourned at 7:28pm.

NEXT BOARD MEETING: Wednesday, March 4, 2025 Annual RBOA Meeting at Rocky Bayou Country Club House.