

Rocky Bayou Owners Association
PO Box 848, Niceville FL 32578

Minutes of monthly meeting of the RBOA Board
September 18, 2024
Niceville City Hall

In Attendance:

Joe Bradley, President	Tracy Wood, Vice-President
Wendy Oleen, Treasurer	Ben Ward, Architecture
Jeff McAdoo, Compliance	

Meeting called to order by Joe Bradley 6:39 pm

Previous Meeting Minutes:

August 14 meeting minutes circulated in advance via email.

Motion to approve – Ben motioned to approve, Wendy seconded, unanimous

Financial/Budget presented by Wendy

Expenses for the month	\$4230.52
Revenue:	<u>\$1891.05</u>
Net inflow (outflow)	(\$2339.47)

Bank Account Balances:

Checking	\$27,933.65
Money Market	\$49,352.20 (0.08% interest rate)
CD	<u>\$53,626.49</u> (179 day CD matures 2/15/25, 4.85% rate)
Total Fund Balance.	\$130,912.34

All 2024 dues have been paid!

Architectural Control presented by Ben Ward

We had one fence application approved and an amendment to an already approved application.

Applications for Carr Drive addition is still being discussed and researched. Wava fence application is out for approval.

Compliance presented by Jeff McAdoo

Trailer at 1598 Ruckel – it is on the side of the house. After further review of the covenants utility trailers are not mentioned in the covenants. Needs to be reviewed. No letter sent yet.

Boat reported in yard on Wava – is no longer there.

Boat under tarp on Ruckel – letter sent – boat moved.

453 Ruckel Dr – unkept yard reported – letter will be sent.

Kristin Drive – shipping container – certified letter will be sent to them.

1 Kristin – unit is in violation of the by-laws – property looks abandoned. Certified letter sent 9/18.

Maintenance -

New landscape company starts Oct 1st, 2024

Environmental –

Alligator sightings reported – possibly 6 ft.

Old Business –

Governing documents – Tracy spoke with a Community Association Manager and received quotes for HOA management. Quoted approximately \$1600/month for full management.

A documents committee needs to be formed to complete the revisions to be presented at annual meeting.

New Business –

Wendy mentioned FinCen forms – she will check with CPA to see if we need to fill out.

Closing of Meeting:

Meeting adjourned 8:00pm

Next RBOA meeting: October 9th, 2024 at Niceville City Hall at 6:30pm