

RBOA FEBRUARY 2023 MEETING

8 February, 6:30 PM, Niceville City Hall

DIRECTORS:

Richard Comer, President

Jeff McAdoo, Vice President

Nicole Patten, Secretary/Treasurer

Tracy Wood, Compliance

Joe Bradley, Environmental

Kathy Flynn, Architectural Control

John Rivera, Maintenance

Marian LoGatto (Covenants Committee)

Members are asked to inform the board president if unable to attend. Five members must be present to constitute a quorum.

AGENDA

WELCOME/CALL TO ORDER

Moment of Silence and Reflection

PREVIOUS MEETING MINUTES

- Vote to APPROVE/DISAPPROVE minutes from last Board meeting

FINANCIAL/BUDGET

- Review monthly financial report.
- Prepared to brief yearly budget to RB Owners' at Annual Meeting
- Paid Becker for Retainer; confirmed Becker lawyer to attend Annual Meeting
- Any feedback from sending out the annual notice/invoices? Responses to on line dues payments.
- New member of RBOA? Board volunteer?
- Home sales report and estoppel fees.

ARCHITECTURAL CONTROL

- Brief any approvals of the last month.
- Researching/confirming how we review property boundaries.

- Prepared to brief procedures at Annual Meeting.

COMPLIANCE

- Review new guidance from our re-write of covenants. How does it apply to the current issue of the RV stored on Wava?
- Prepared to brief compliance issues at Annual Meeting

MAINTENANCE/PROJECTS

- Revisions of maintenance contracts?
- Report from JBA Tree Services. What recommendations for Wava Park?
- Prepared to brief maintenance and projects at Annual Meeting.
- Details of any other actions last month.

ENVIRONMENTAL

- Signs for Lakeway.
- Lake Doctor and County actions muddying our lakes.
- Beaver removals?
- Prepared to brief at Annual Meeting.

OLD BUSINESS

- Initiative to update RBOA governing documents. Revisions and re-write will take some time for the three-person committee to work through every document. Expect **completion will be in 2023** but not in time for our Annual Meeting. Will need to provide progress report to members at the Annual Meeting.
- Website updates in progress. Suggestions accepted.
- Invite non-members to join the RBOA? President to compose letter to non-members. Invitations to be made when we have updated governing documents.

NEW BUSINESS

- Annual Meeting preparations must be completed NLT 28 February.
- Requests from RBCC and local law enforcement to participate at Annual Meeting. Given 5 to 7 minutes and 10 to 12 minutes, respectively.
- Slides finalized NLT 28 February. Plan to post them (PDFs) with the Agenda.
- Posting of Annual Meeting Signs: Update the date/time and place them—assign the tasks today.

- **OPEN DISCUSSION**

CLOSING OF MEETING

- Motion and Second to Adjourn

NEXT BOD AND ANNUAL MEETING

Scheduled for

7 March at Rocky Bayou Country Club Clubhouse