

WELCOME TO THE 2021 RBOA ANNUAL MEETING



President – Rich Comer
Vice President – Tim Wedemyer
Secretary/Treasurer - Rocky Harvey
Environmental – John Sekas

Maintenance – Scott Livingston
Compliance – Randy Sims
ACC – Al Haberbusch

PRESIDENT'S POINTS

- RBOA HAS 13 UNITS AND 13 SEPARATE COVENANTS UP TO 35 YEARS OLD AND NEED UPDATING—HELP US DO THAT
- WE NEED TO REPLACE SOME BOARD MEMBERS EVERY YEAR – THIS INCORPORATES NEW IDEAS/VISIONS AND SPREADS INFORMATION
- COMPLIANCE WITH COVENANTS DEPENDS ON HOMEOWNERS – ENFORCEMENT IN AN HOA IS INHERENTLY WEAK
- OUR FEE SCHEDULE IS LIGHT; UNDER \$12/MONTH – ENOUGH TO DO SOME PROJECTS AND MAINTAIN BUT DEPENDENT ON VOLUNTEERS
- SAFETY ON OUR ROADS IS IN OBEYING THE SPEED LIMITS
- PLEASE LET US USE YOUR EMAIL ADDRESS – SAVES MUCH TIME AND SOME MONEY



RBOA FINANCIAL STATUS

2020 Budget		2020 Income		2020 Total Expenses	
\$56,980		\$56,980	Dues	\$40,247	
		\$6,000	Estoppel (24 Homes Sold)		
		\$747	CD Interest		
		\$63,727	Total		
RBOA Funds					
\$30,747	CD*				
\$24,500	Checking				
\$30,396	MMA				
\$85,643	Total				
*CD was established with 20,000 in 2019					

2021 Budget Notes:

1. \$16,000 added to MMA (taken from 2020 checking surplus)
2. Added \$8,500 to projects, total 2021 Project budget now \$12,050
3. Total 2021 Budget now \$65,480



ESTOPPEL FEE

- SECTION 720.30851, FLORIDA STATUTES ENACTED INTO LAW EFFECTIVE JULY 1, 2017 (AN ASSOCIATION MAY NOW CHARGE A FEE IN CONNECTION TO PROVIDING AN ESTOPPEL CERTIFICATE AT THE TIME OF CLOSING)
- ASSOCIATION IS REQUIRED TO PROVIDE ESTOPPEL CERTIFICATE W/IN 10 BUSINESS DAYS OF REQUEST
- FEE PUT IN PLACE (2018) AFTER RECEIVING COUNSEL FROM ATTORNEY
- ASSOCIATION CURRENTLY MAKES APPROXIMATELY \$6,000 PER YEAR FROM ESTOPPEL FEES (ACTUAL NUMBERS BASED ON NUMBER OF HOMES SOLD ANNUALLY)
- QUESTIONS AND DISCUSSION TO BE HELD AT THE END

HURRICANE CLEANUP

NEIGHBORS HELPING CLEAN THE PARK



OVERLOOKED MAINTENANCE? BRING IT TO MY ATTENTION

- BEFORE



- AFTER



ARCHITECTURAL CONTROL

- REVIEW/APPROVE APPLICATIONS FOR CHANGES TO PROPERTY AS DEFINED IN COVENANTS (EXAMPLES – HOUSE, SHEDS, POOLS, ADDED ROOMS, SCREEN ENCLOSURE, FENCES, PORCHES)
- NOT REQUIRED FOR RE-ROOFING, GROUND LEVEL DECKING (POURED OR PAVERS), FENCE REPLACE – LIKE FOR LIKE
- THREE PERSON COMMITTEE
 - CHAIR – AL HABERBUSCH (OUTGOING THIS YEAR)
 - MEMBERS – PAUL GRIMMIG/PAUL MARYESKI (INTERIM)
- APPLICATION AVAILABLE ON **RBOA.NET**
 - DESCRIBE WHAT IS IT, WHAT DOES IT LOOK LIKE, WHAT IS IT MADE OF, WHAT COLOR(S)
 - ATTACH
 - DRAWINGS, PICTURES, SPECS
 - PLOT PLAN – DISTANCES TO PROPERTY LINES!!!!
 - OWNER MUST SIGN APPLICATION
- FOR 2020 – 22 APPLICATIONS APPROVED/1 AWAITING MORE INFO
- YOU BUILD ANYTHING BEFORE YOU APPLY – IT IS AT RISK!!!
- WE WORK WITH YOU TO GET WHAT YOU WANT AND AS ALLOWED BY COVENANTS



ENVIRONMENTAL

- TWO BEAVERS REMOVED FROM LAKE BETWEEN LAKE AMICK DR AND CARR DR
- 210 JASMINE PLANTS PUT IN ON ISLAND AT LAKE WAY DR
- ALL LAKES INSPECTED BY “LAKE DOCTOR” – ALL IN GOOD SHAPE
- MANY SHORT LEAF PINE TREES REMOVED AS A RESULT OF LAST YEAR’S STORMS AND AS PRECAUTIONARY MEASURES FOR FUTURE STORMS
- VARIOUS WILDLIFE SEEN AROUND NEIGHBORHOOD; SOME DANGEROUS (E.G. BLACK BEARS, BOBCATS, AND COTTONMOUTH SNAKES) – BE ALERT!!



COMPLIANCE

- COMPLIANCE GOALS ARE TO KEEP OUR NEIGHBORHOOD DESIRABLE FOR ALL RESIDENTS
- MAILED OUT TWELVE LETTERS AND HAD ELEVEN OWNERS COMPLY WITH REQUESTS
- MOST ISSUES WERE CAMPERS AND BOATS
- THERE ARE 13 DIFFERENT UNITS WITH 13 DIFFERENT SETS OF RULES
- THERE IS ONE LOT ON RUCKEL THAT IS NOT IN OUR HOA
- THERE ARE SEVERAL LOTS IN UNITS 1, 2, AND 3 THAT ARE NOT IN OUR HOA

