

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

**Annual Meeting of the Rocky Bayou Owner's Association
April 6, 2021
Held at the Rocky Bayou Country Club**

The Rocky Bayou Owners Association Annual Meeting was held on April 6, 2021 at Rocky Bayou Country Club.

Position held for 2020 RBOA Board of Directors are as follows:

Rich Comer, President
Tim Wedemyer, Vice President
Rocky Harvey, Secretary/Treasurer
Randy Sims, Compliance
John Sekas, Environmental
Scott Livingston, Maintenance
Al Haberbusch, Director / Chair of Architectural Control Committee (ACC)

Call to Order: Meeting called to order at **6:30** p.m.

2020 RBOA Board Member Present: Rich Comer, Rocky Harvey, Tim Wedemyer, John Sekas, Al Haberbusch and Scott Livingston.

Number of Association Members Present: 45

Number of non-Association Members Present: 1

Confirmation of Notice: Notice posted on RBOA website and signs posted throughout association.

Presentation to the Members: First 45 minutes of the meeting was devoted to presenting the status of the association to the association members. This presentation was led by Rich Comer, completed by every director, and included a short speech by Mel Ponder, Okaloosa County Commissioner. Commissioner Ponder's speech was focused on introducing himself to the association and ensuring the association knew he was available for assistance if/when necessary. The Annual RBOA Board presentation to the community is attached.

Review of Financials: Annual financials were reviewed without any issues/concerns noted by any association member.

ISSUES PRESENTED TO/BY THE ASSOCIATION:

- A 30-minute discussion was devoted to the current estoppel fee. Rocky Harvey defined the estoppel fee to the members of the association along with the legalities of the estoppel fee existence. Following this presentation Scott Livingston presented his concerns regarding the estoppel fee. After a 20 min question and answer session Rich Comer called for an advisory vote from the members regarding the estoppel fee. He asked for an advisory vote between 3 qualifying areas; elimination of the estoppel fee, reduction of the estoppel fee, and maintaining the current estoppel fee as it exists.
Votes to eliminate estoppel fee: 7
Votes to reduce estoppel fee: 10
Votes to maintain estoppel fee as it currently exists: 28
- Current members mentioned concerns over the current streetlamps being “dull” and asked if there were any efforts to replace the lights across the community. They were informed that this is actually a Gulf Power issue, but the 2021 board will look into it.
- Several members on Golf Course Dr expressed concerns regarding the landscaping along their road. This will be another issue for the 2021 board to address.

**Monthly Meeting of the Rocky Bayou Owner’s Association
April 6, 2021
Held at the Rocky Bayou Country Club Immediately
Following the Annual Meeting**

Old Business:

Approval of Minutes from March 10, 2021: Al Haberbusch made a motion to approve previous meeting (February) minutes. John Sekas seconded the motion. February minutes were approved unanimously.

New Business:

Three current board members required replacing; Tim Wedemyer (Vice President), Randy Simms (Compliance), and Al Haberbusch (Architectural Control Committee). Additionally, Scott Livingston resigned immediately following the annual presentation to the association members. Due to the fact that there was an insufficient number of volunteers to hold an association vote to replace these members the RBOA Board exercised their right to appoint members to fill these vacancies. The following members listed below will serve as the 2021 RBOA Board.

Rich Comer, President

Jonas Freel, Vice President*

Rocky Harvey, Secretary/Treasurer

Tracy Wood, Compliance*

John Sekas, Environmental

Chad Alexander, Maintenance*

Kathy Flynn, Director / Chair of Architectural Control Committee (ACC)*

*Denotes newly appointed members

Finally, Rocky Harvey made a motion to establish a committee to modernize the RBOA covenants led by Marian LoGatto. This motion was seconded by John Sekas and passed unanimously.

Next Board of Directors meeting is scheduled for May 12, 2021.

Meeting Adjourned at 8:04p.m.

Attachment 1, Annual Presentation Slides

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

