

**ROCKY BAYOU COUNTRY CLUB ESTATES
HOMEOWNERS ASSOCIATION
P.O. BOX 848
Niceville, Florida 32588-0848**

**General Meeting of the Board of Directors
August 14, 2019
held at
Niceville City Hall**

The Rocky Bayou Country Club Homeowners Association Board of Directors Meeting was held at Niceville City Hall on August 14, 2019.

Call to Order: Meeting called to order at 7:06 p.m.

Confirmation of Quorum: Paul Maryeski, Lily Falzone, Al Haberbusch, Marian LoGatto, Frank Strasburger and Scott Wilcoxon were present.

Confirmation of Notice: Notice posted on RBOA website.

Approval of Minutes from June 12, 2019: Paul made a motion to approve the minutes. Lily seconded the motion. Approved unanimously.

Review of Financials: Monthly financials were reviewed and discussed.

Old Business:

The vacant position on the RBOA Board remains open.

A follow-up discussion regarding the valves for the irrigation system took place via email and a motion was made by Paul via email to have P & D repair and/or replace the valves up to a cost of \$1,000. Scott seconded the motion. Approved unanimously.

As a continuum to the June 12, 2019 Board Meeting, a motion was made via email by Paul to allow up to \$600 be paid to an independent outside counsel to investigate whether the filed Articles of Incorporation for RBOA with Okaloosa County include the non-member properties in Units 1 and 2. Al seconded the motion. Approved unanimously. A conference call was held with counsel during the August 14, 2019 Board Meeting, where title searches were performed for specific addresses in Units 1 and 2. After exhaustive research, there are no documents filed with the county to include the non-member properties of Units 1 and 2 to be part of the RBOA Restrictive Covenants prior to 1982 other than related to Architecture Covenants. As such, the next course of action includes Paul drafting a letter to those non-members soliciting their membership into RBOA.

Old Business Continued:

One recommendation made would be to try phase to in the non-members of the association to the RBOA.

A second recommendation was to ask for non-member homeowners to voluntarily join the association whereby, RBOA would waive the assessments for one year.

The third recommendation was to request non-member property owners to voluntarily sign a document with the understanding if, or when, selling their home, the new homeowner would automatically be placed in the RBOA.

The last option would be to implement an MSBU for Units 1 and 2.

Recommendation for cleaning up Greenway Cove includes the following:

1. Reduce the ground cover/dirt to curb level
2. Apply weed killer for weeds/overgrowth
3. Trim the bushes
4. Put wood chips/mulch down

A quote will be prepared by Stephen LoGatto and presented at the next Board meeting.

The spill-box at Lake Amick has a piece of wood punched out which is laying over the hole where the plank was previously secured.

Paul has contacted Okaloosa Public Works and has requested to asphalt around the island at Jason Drive. He also requested a perimeter curb be installed around the East Ruckel entrance to preserve the grass area. A reply has not been received as of the August 14th meeting.

An email was sent to the Mid-Bay Bridge Authority regarding the left turn from Spence Parkway onto Forest Avenue. It is an area of concern/safety for motorists exiting the parkway at night as there is no lighting to identify where the exit is located. A second area of concern was the volume of traffic and speeding that occurs on Forest Avenue. It appears that in order for motorists to avoid the southbound toll prior to the Range Road exit, they exit off at Forest Avenue, proceed west to Rocky Bayou Drive to exit south onto John Sims Parkway to head to Bluewater Bay. The response communicated to RBOA from the Mid-Bay Bridge Authority is that they will not be taking any action as it is within specs and compliance.

Paul will draft a summary of the June 6, 2019 meeting with County Commissioner Kelly Windes and Director of Public Works, Jason Autry. Al and Marian will review the draft summary. Once finalized, it will be sent to RBOA Members (via email, mail, website) for feedback on the Speed Bump Issue.

Old Business Continued:

Four Property Management Companies were sent a Request for Proposal from RBOA. Two companies did not bid and the remaining two were submitted to RBOA for review. The bid amounts were high and would require the Board to raise dues an additional \$100 in order to hire a management company for full association management. Paul proposed a study group of three members to come together for an in-depth review including partial management alternatives in order to reduce cost. The study group will reconvene and report back to the Board at the October meeting. Lily recommended that we individually review the proposals and prioritize what is important to us. Once each Board member completes this task, the Board will reconvene for further discussion.

After visiting the Jason and Carr Island entrances, it was determined there was no cause to have the islands re-sodded. A call to Brock Lawn Control will be made to address the weeds and fertilizing of the two islands.

Compliance:

Frank spoke with two separate homeowners who had boats on their property on Ruckel Drive. The homeowners took appropriate action.

Paul will contact the homeowner in Unit 7 regarding the newest motorhome on the property.

Frank sent a letter to a homeowner in Unit 8 regarding two dogs off leash and defecating on other homeowner's property. Homeowner contacted Frank and stated he will comply with dogs on leash. Issue still persists. If situation continues, legal action will be considered.

Architectural Control Committee:

House plans are being reviewed for the lot on Golf Course Drive.

Environmental:

Growth appears in the east end of Lake Werk and southwest corner of Henderson as a result of stagnant water.

New Business:

S & P Lawn Service will no longer be handling the lawn services for RBOA. Frank will solicit bids from three (3) to four (4) lawn service companies. Once all proposals are received, the Board will make a decision. A motion was made by Frank to pay the same contracted rate to Scott to handle the Association's lawn service until a new company is contracted. Paul seconded the motion. Approved unanimously.

New Business Continued:

A member of Unit 2 would like to install a fountain behind their home in Lake Amick. The Association does not have an opinion one way or the other on this issue as there is no language in the Covenants or within Architectural Control addressing this issue. Rocky Bayou Country Club and Okaloosa County do not have issue with the installation of the fountain.

Recommendation will be made to the homeowner in Unit 2 to notify the neighbors of his intentions, as they would be within visual sight of the installed fountain.

Paul made a motion to seek counsel with the RBOA attorney on this matter. Marian seconded the motion. Lily, Al, Frank and Scott voted not in favor. Motion denied.

A call was received by a homeowner who resides across from Wava Park on Ruckel Drive. It was reported there are a number of parked vehicles on the common area of the park. Three actions were discussed. The following steps will be taken:

1. Frank will provide notice to the residents residing on the curve across from Wava Park to not park on that property.
2. Paul will email the resident who contacted the Board with a formal complaint advising them the Board is addressing the issue.
3. No Parking signs were also discussed as a second action. The last consideration is the installation of a split rail fence on the perimeter of the park with reflective lights and no parking signs placed on them.

Lily will speak with her son's Boy Scouts Troop to see if Wava Park would be considered as an Eagle Scout Project.

A tree on the island at the East Ruckel entrance needs to be taken down. RBOA will pay \$50 to Scott to have tree removed. Approved unanimously.

A member residing in Unit 4 had a tree fall down on their property and contacted Kodiak Tree Service to cut it up. Kodiak Tree Service threw the tree debris along with 20-30 logs, over the fence onto Okaloosa County property (into the retention pond adjacent to their property). RBOA will contact the county to inform them of the debris sticking out of the fence and the logs behind the fence.

Marian informed the Board there is only one empty drawer in the new file cabinets and there are more files to be placed. Paul made a motion to approve up to \$250 for Marian to purchase an additional file cabinet for the storage unit. Lily seconded the motion. Approved unanimously.

Next Board of Directors Meeting scheduled September 11, 2019 to be held at Niceville City Hall.

Meeting Adjourned at 9:03 p.m.