

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

**General Meeting of the Board of Directors
December 19, 2019
held at
Niceville City Hall
208 Partin Drive North**

The Rocky Bayou Country Club Homeowners Association Board of Directors Meeting was held at Niceville City Hall on December 19, 2019. This meeting was rescheduled from its original date of December 11, 2019 due to the number of required board members who could not be in attendance on the original date.

Call to Order: Meeting called to order at 7:05 p.m.

Confirmation of Quorum: Paul Maryeski, Al Habermusch, Marian LoGatto, Frank Strasburger and Scott Wilcoxen were present. Lily Falzone was absent.

Confirmation of Notice: Notice posted on RBOA website.

Approval of Minutes from November 13, 2019: Scott made a motion to approve the minutes. Paul 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 member in Unit 3 expressed interest in joining the Board. A new resident in Unit 4 has also expressed interest in joining the Board.

A concern was raised about a two-foot picket fence surrounding a pile of dirt in the front yard of a home in Unit 9. Paul sent a letter to the homeowner stating to remove the fence. The letter further requests an ACC application be submitted for the deck and above ground pool that was built and installed without ACC approval. Marian will check the files to see if an ACC application was submitted for the two foot fence.

Frank is still awaiting a call back from P & D regarding the pump at Henderson Lake.

Old Business Continued:

Two marine companies have been called regarding the spill boxes at Henderson Lake and Lake Amick. No response has been received to date. A suggestion was made to contact the General Manager at the Golf Course for a contact. It was further restated any work that is to take place at Lake Henderson is to be done at Lake Amick.

The Memorandum of Agreement (MOA) between RBOA and Rocky Bayou Country Club Golf Course states RBOA is to have a bi-annual inspection of the lakes. As such, Paul indicated that a contractor should be contacted to look at the integrity of the lakes and the pipes that RBOA is responsible for.

Jason Island has been removed and Okaloosa County Public works has asphalted over island. Project complete.

Chase Park has been beautified with donated cement seating along with cleanup and refurbishing of the fire pit for aesthetic purposes.

Marian will check the files for application submissions for Architectural Control Committee for two (2) homes in Unit 9.

Split rail fence issue on Wava – Due to the county allotment for a twenty-two foot easement on the county right of way of Wava Park, a split rail fence might not be a viable option for placement, to deter parking.

Scott stated there is a tan Ford Explorer that parks everyday on the curve of Wava Park. Frank will send a letter to the member stating it is a safety issue and the car will need to move.

The Board discussed at length the January newsletter and the notice of meeting/election for the annual meeting.

Compliance:

Frank will supply a spreadsheet to Paul with all the compliance issues from 2011 to current.

Architectural Control Committee:

An application was submitted for a seawall in Unit 3. Al informed the resident that it is the resident's responsibility to obtain any, and all, permitting requirements with Okaloosa County, DEP, and Northwest Florida Water Management Company. Al documented the ACC application with the above information.

Environmental:

A trapper was called to have a beaver dam removed from the lake behind a home in Unit 2. The trapper went to the residents home twice regarding the matter but resident wasn't home. A report on the lake at the north end of Carr Drive was also received regarding a beaver dam that was built. The trapper was able to remove the dam.

New Business:

A request was made to pressure wash the curbing of the dam at Henderson Lake. Scott made a motion to approve up to \$500 pending approval of an estimate for pressure washing the curbing of the dam. Paul seconded the motion. Approved unanimously.

Paul made a motion to approve an expense no more than \$80 for the purchase of chocolates for the local branch of Synovus who handles the RBOA bank account and the City of Niceville for the use of their facilities for the monthly meetings, as a gesture of thanks, this Holiday Season. Marian seconded the motion. Approved unanimously.

A discussion took place regarding the removal of the island at Diane Drive and Lake Amick. Removal of the island will not be pursued as the residents in the immediate area want the island to remain.

The island at Irene Court should be considered for removal as a project for 2020. Scott will speak with the residents to see if removal of the island would be welcomed.

A request was made to alter the paver stones at the entrance of Marysa since drivers are cutting across the entrance. Paul will speak with Frances to find alternatives.

There are four (4) members of the Board of Directors who are leaving office effective with the annual meeting. Those members are as follows: Lily Falzone, Marian LoGatto, Paul Maryeski and Frank Strasburger. With the open position from Meghan O'Brien who left in June 2019, there will be five (5) open positions on the RBOA Board of Directors. The RBOA bylaws state there should be a 7 member board of directors.

Marian provided the Board with draft documentation for Notice and Election procedures for the Annual Meeting.

Okaloosa County informed Paul stop signs cannot be placed unless there is cross traffic. Since the county roadways in the development do not have cross traffic, it is highly unlikely stop signs will be installed. Marian will provide feedback at January's meeting where stop signs should be considered for placement to deter speeding.

New Business Continued:

Two residents shared with Scott that they contacted the county for a speed sign in their yard and within three days of contacting the county, speed signs were installed. Scott suggested the County be contacted to have speed limit signs added to Ruckel Drive. Paul will call to have additional speed signs posted on Ruckel Drive.

Paul made a motion to approve a Christmas bonus of \$150 to Pro Earthscapes. Scott seconded the motion. Marian denied. All others approved. Motion passed. Scott made a recommendation to pursue other companies who provide the same services as the current contractor.

Next Board of Directors Meeting scheduled January 8, 2020.

Meeting Adjourned at 8:36 p.m.