

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

**General Meeting of the Board of Directors  
February 12, 2020  
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 February 12, 2020.

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

**Confirmation of Quorum:** Paul Maryeski, Al Haberbusch, Lily Falzone, Marian LoGatto and Scott Wilcoxon were present. Frank Strasburger was not present.

Association member present was Rocky Harvey of Unit 11.

**Confirmation of Notice:** Notice posted on RBOA website.

**Approval of Minutes January 8, 2020:** Paul made a motion to approve the minutes. Lily seconded the motion. Approved unanimously.

**Review of Financials:** Monthly financials were reviewed and discussed.

**2020 Budget:** Reviewed, Adjusted and Approved. Paul made a motion to approve the 2020 budget. Al seconded the motion. Approved unanimously.

**Old Business:**

The vacant position on the RBOA Board remains open with five (5) board positions open and available effective at the March 3, 2020 annual meeting. Frank Strasburger submitted his immediate resignation and did not attend this month's board meeting.

Board members stepping down are Lily Falzone – Environmental Director, Marian LoGatto - Secretary/Treasurer, Paul Maryeski – President and Frank Strasburger – Compliance. Al Haberbusch and Scott Wilcoxon will remain on the RBOA Board of Directors.

Concern continues regarding the riser/spill box for Lake Henderson and Lake Amick. Scott has contacted several contractors and all have been unresponsive.

**Old Business Continued:**

Okaloosa County has been unresponsive to RBOA's request in the curbing of the Ruckel Drive entrance at Forest Road.

A response from the office of State Representative Mel Ponder has still not been received regarding the Forest Road exit off the Mid-Bay Connector.

A response is pending from Okaloosa County regarding the appropriate setback at Wava Park in order for the placement and installation of a split rail fence. Paul will check if a permit is required.

Community Management Associates is a property management company that provided a bid to RBOA based on the RFP submitted. Robyn Hicks of CMA has stated on several occasions she would like to meet with RBOA. Consideration should be made to have a hybrid with a property management company handling partial association responsibilities.

**Compliance:**

No reporting provided. Paul will take on Compliance responsibilities for the short term.

**Architectural Control Committee:**

Al provided a letter for the two properties in Unit 9 and Unit 10 respectively where retaining walls were built for safety purposes.

Application was submitted in the middle of January for the installation of a fence in Unit 8. The ACC approved the request.

An application was submitted for the installation of a pool and deck for a home in Unit 9. Currently under review by committee.

Inquiry received for the placement of solar panels and metal roofs. Al informed resident to be sensitive to the colors to match the home and the surroundings.

Rocky Bayou Country Club inquired about access to the lakes for fishing and access to the golf course relative to RBOA's covenants. Al responded to the country club stating RBOA's covenants do not cover those topics. RBOA owns the property of the lakes. Since Rocky Bayou Country Club has a 99-year lease to their property, it would be up to them to post signs regarding access to the golf course. No further communication was made.

**Environmental:**

Nothing to report.

**New Business:**

Pro Earthscapes terminated its contract with the Association due to illness. RBOA paid an annual contract of \$6,180.00 to Pro Earthscapes. Scott received a bid of \$8,000.00 from another contractor. Scott will develop an RFP to be presented to potential contractors.

A comment was received by a resident residing on Marysa to remove the stones at the corner as they are continuously driven over. RBOA will speak with the City of Niceville for the entrance to be curbed.

A resident requested pine straw be placed at the end of Lakeway. No action will be taken as pine straw was placed in the past and just blew it away. Lakeway does not have water meters at this location and the City was unable to install pipes in the past.

Discussion took place regarding the installation of No Parking Signs along the easement at Wava Park. RBOA will research the cost of each sign.

Discussion/Recommendation took place for residents to “Adopt” an island or an entrance; RBOA will provide the resident(s) the materials used to beautify it.

Five (5) property members of RBOA submitted their Notice of Candidacy to the Board of Directors. As five members of the current board are stepping down, an election will not be required and the five (5) candidates will transition onto the RBOA Board. Board positions will be determined at the April Board Meeting.

Lieutenant Fulghum of the Okaloosa County Sheriff’s Department will attend the Annual Meeting of the General Membership to discuss the speeding on Ruckel Drive.

Rocky Bayou Country Club will speak at the Annual Meeting of the General Membership and share their intent of increasing revenue to attract more business into the country club.

Marian suggested all the governing documents for RBOA be updated to today’s standards as the documents are in its original language from 1984. Communication will be made to the general membership regarding the plans to update RBOA’s governing documents in the future. To ensure all membership are aware, a slide will be shown at the annual meeting which will consequently be uploaded to the RBOA website.

**Annual Meeting of the General Membership scheduled March 3, 2020.**

**Next Board of Directors Meeting scheduled April 8, 2020.**

**Meeting Adjourned at 8:51 p.m.**