

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

**General Meeting of the Board of Directors
June 12, 2019
held at
Niceville City Hall**

The Rocky Bayou Country Club Homeowners Association Board of Directors Meeting was held at Niceville City Hall on June 12, 2019.

Call to Order: Meeting called to order at 7:00 p.m.

Confirmation of Quorum: Paul Maryeski, Lily Falzone, Al Haberbush, Marian LoGatto, Frank Strasburger and Scott Wilcoxen were present. The position held by Meghan O'Brien is now vacant.

Also present were Robert Love and Dale Peterson, residents of RBOA to listen to the vote for the Marketable Records Title Act (MRTA).

Confirmation of Notice: Notice posted on RBOA website.

Approval of Minutes from May 8, 2019: Lily made a motion to approve the minutes. Paul seconded the motion. Approved unanimously.

Review of Financials: Monthly financials were reviewed and discussed.

Old Business:

A vote by RBOA Board took place to extend the Marketable Records Title Act for 30 years. Paul made a motion to extend MRTA. Al seconded the motion. Approved unanimously.

A Request for Proposal was presented to the Board for a Property Management Company. Paul will solicit to four (4) companies for bids.

Discussion took place regarding the integrity of the grass at the Jason and Carr Island entrances. Board members will visit both of these islands to see if re-sod is necessary and will communicate to all their opinion in an email. A decision will be made at that time.

Frank and Scott will evaluate the integrity of the spill-box at Lakes Henderson, Amick, Phelps and Werk.

Compliance: No properties to report.

Architectural Control Committee:

There are no open applications. One application was denied for a home in Unit 4 for a picket fence. The covenants do not allow a picket fence beyond the front setback.

The Speed Bump topic has been tabled at this time. Upon receipt of the Ruckel Drive speeding study, Paul and Al will draft communication for release to membership for feedback. This will be made available via the RBOA website and via member email.

New Business:

The valve in zone 4 at Henderson Lake is not working. A quote from P & D will be obtained for all four (4) valves for the irrigation system and be presented to the Board.

There are approximately 96 properties in Unit 1 and Unit 2 which are non-members of RBOA. Paul will draft a letter for Board approval to solicit to non-members for inclusion into the Association membership.

Scott and Marian, respectively discussed a potential board member to fill the vacant position of former Board Member, Meghan O'Brien.

Outside counsel will be contacted to investigate whether non-member properties in Units 1 and 2 are in fact, member properties of RBOA. It was determined to be more cost effective to the association to have outside counsel attend via conference call. Scott will obtain the suggested fee by outside counsel and a vote will be done by the Board via email.

Next Board of Directors Meeting scheduled August 14, 2019 to be held at Niceville City Hall.

Meeting Adjourned at 8:27 p.m.