

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

**General Meeting of the Board of Directors
November 13, 2019
held at**

3rd Planet Brewing – Launchpad 120 Partin Drive North Niceville

The Rocky Bayou Country Club Homeowners Association Board of Directors Meeting was held at 3rd Planet Brewing – Launchpad, 120 Partin Drive North, Niceville on November 13, 2019. Niceville City Hall was not available to RBOA and the above location was made available to the homeowners association for meeting purposes.

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

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

Garry Gilmore of Gilmore Lawn Care was also in attendance.

Confirmation of Notice: Notice posted on RBOA website.

Approval of Minutes from October 16, 2019: Scott 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 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 will speak with homeowner regarding intentions and if appropriate, will request an ACC application submission.

Primer is not working on the pump for the sprinklers at Henderson Dam. Frank has contacted P & D and waiting to hear back. In the meantime, the sprinklers have been turned off. NEW

Trees and bushes have been removed from Jason Island. County has been contacted so area can be asphalted.

Old Business Continued:

A revised statement of work was resent to the two property management companies that previously submitted bids. One management company responded back but the Board decided it was too expensive. A presentation and comparison will be presented at the RBOA annual membership meeting. This presentation will identify the names of homeowners associations in Niceville along with the corresponding number of home sites, amenities, if any, and the respective cost of annual assessments/dues. Discussion and voting will take place regarding the potential in raising annual dues with the ultimate goal in hiring a property management company for the future. Currently Board Members are volunteering their time and performing the work of a property management company.

Compliance:

A home in Unit 3 has their motorhome back on their property. Frank will send a letter to the resident.

A complaint from a member residing in Unit 11 was received regarding barking dogs from a home in Unit 9. Complainant has attempted to speak with dogs' owner but owners were not home on the two occasions they went to the home. Issue of barking dogs continues. A letter will be sent to the member in Unit 9 who owns the dogs.

A letter was sent to a home in Unit 3 regarding a canvas building. The resident is currently deployed and will remove the canvas upon their return home.

A home in Unit 3 has poured concrete for a slab. A boat has now been placed on the concrete slab in the back yard and can be seen from the road. However, a utility trailer is also in the owner's front yard.

Architectural Control Committee:

There were no new applications submitted to the Architectural Control Committee in November.

Posts were being installed for a new fence on the property in a home in Unit 4 but had not submitted an ACC application. Scott informed the homeowner an application needs to be submitted for Committee review before installation. He directed the resident to access the RBOA website to obtain an application and submit to ACC.

New Business:

A new resident in Unit 4 has expressed interest in joining the Board. Scott informed them of our monthly meetings and invited the resident to our next scheduled meeting.

A Statement of Work for lawn services for RBOA was sent out to five (5) lawn care companies. Only two parties submitted bids. One party was Gilmore Lawn Care and the second bid was from Scott Wilcoxon, a property owner in RBOA and a member of the RBOA Board of Directors. Paul conferred with the Association attorney to determine if Scott could be considered and/or chosen as the lawn service provider and the response was affirmative. Scott Wilcoxon recused himself from the discussion and the vote. Marian made a motion to approve Scott Wilcoxon as the lawn service provider as the bid received from him was substantially less than Gilmore Lawn Service. Lily seconded the motion. Approved unanimously. The above will be presented at the annual membership meeting in March. If any member objects to it, a vote of 51% of the membership will determine whether the contract remains in effect.

Frank checked the Okaloosa County Property Appraiser website and has learned there is a 22 foot right of way from the roadway into Wava Park. Paul will contact the county to find options for the continuous parking issue.

Pictures of Rocky Bayou Country Club Estates will be updated to the RBOA website and will replace the pictures currently on the site.

Winter flowers have been planted at the North Ruckel entrance. Pro Earthscapes will be planting winter flowers at the East Ruckel entrance within the next few days.

Scott will speak with the resident residing on the corner of Marysa Drive and Forest Road in order to obtain permission for the bushes to be trimmed back. Currently, the bushes shadow the Rocky Bayou Country Club Estates entrance sign.

Paul will contact State Representative Mel Ponder regarding what we believe is a safety issue concerning the exit configuration and related marking or lack thereof at the Forest Road exit off of the 293 Connector.

The county will be reconfiguring and repaving Rocky Bayou Drive from John Sims Parkway to Forest Road. This work is expected to begin in the next 60 days.

Marian requested approval for funds for the purchase of two Christmas wreaths at Sharon Drive. Paul made a motion to approve up to \$50 for the purchase of two wreaths. Scott seconded the motion. Approved unanimously.

**Next Board of Directors Meeting scheduled December 11, 2019.
Meeting Adjourned at 8:22 p.m.**