

**ROCKY BAYOU COUNTRY CLUB ESTATES
HOMEOWNERS ASSOCIATION**

**P.O. Box 848
Niceville, FL 32588-0848**

General Meeting of the Board of Directors

**December 12, 2018
held at
Niceville City Hall**

The Rocky Bayou Country Club Homeowners Association Board of Directors Meeting was held at Niceville City Hall on December 12, 2018.

Call to Order: Meeting called to order at 7:07 p.m.

Confirmation of Quorum: Paul Maryeski, Lily Falzone, Marian LoGatto, Meghan O'Brien, Frank Strasburger and Scott Wilcoxon were present. Al Habermusch was not present.

Confirmation of Notice: Notice posted on RBOA website.

Approval of Minutes from October 17, 2018: Frank made a motion to approve minutes, as presented. Paul seconded the motion. Approved unanimously.

Review of Financials: Review of financials was discussed.

RBOA is expected to receive \$7,000. as a result of a court judgment to reimburse association attorney's fees.

Paul indicated there might be a need to increase the budget for 2019 on the Utilities – Water line from \$3,500 to \$4,000. due to water usage in 2018.

Paul will speak with Synovus and discuss opening a two-year Certificate of Deposit with no penalties or minimal penalties in the event of an emergency withdrawal.

Statement was added as a note on the Legal and Professional Fees line that reimbursement is anticipated from Contempt Judgment from Unit 8 member.

Any money paid to Legal will come out of the Project Line until reimbursement is received from association member in litigation.

Old Business:

Two marine contractors were contacted to obtain quotes for work to be done at Henderson Lake. One estimate was obtained in the amount of \$5,000. Scott stated work can be done for \$1,500. When the warmer weather arrives, Scott and Frank will wade in and replace the wood.

Old Business Continued:

Signs at Ruckel and Forest and Ruckel and College have bubbles on them from the façade work being performed. The Contractor is returning to smooth out the bubbles. Once the work is done, new lettering from Accent Signs will be applied.

Irrigation for North Ruckel entrance: Marian made a motion to have P&D proceed with irrigation work with approval up \$1,400.00. Lily seconded the motion. Approved unanimously.

Greenway Cove – Marian stated she will revisit work on this island when the weather gets warmer. Paul suggested ProEarthscapes remove all the growth presently on the island. No action will be taken at this time.

Compliance:

Unit 3 – A request was made to have a home looked at by Frank regarding landscaping concerns.

Unit 3 – A home added a fence with a higher than 6 foot bump to obstruct vision of boat.

Unit 4 - Frank to check residence regarding “natural” landscape.

Unit 10 – Frank sent letter addressing two ATV’s in driveway.

Unit 11 – Frank will send letter to resident regarding landscaping concerns. A letter will also address overnight parking of vehicles in front of home.

Architecture Control Committee:

Review and discussion of ACC Report and approval of 8-foot fence for a residence in Unit 10.

New Business:

Paul will contact Okaloosa County to curb the entrances at the following entrances:

- Ruckel and Forest
- Marysa
- Jason
- Carr

The purpose is to preserve the grass since cars and trucks entering into the development drive over those areas. Although this is county property, RBOA is responsible for the maintenance of those entrances.

Paul made a motion to have Scott purchase and replace the lattice by the shed where costs are not to exceed \$250. Marian seconded the motion. Approved unanimously.

New Business Continued:

Lily and Marian stated the signs at Jason and Carr are also cracked and that the façade needs to be redone. A project for these entrances should be considered for 2019.

Scott mentioned that a physical border be made around the spot lights by the Ruckel entrances as the plants that are placed in front of the spots obstruct the light. A motion will be made once a quote is obtained to create the border.

Lily made a recommendation to replace the picture on the RBOA website to reflect a picture of one of the Rocky Bayou Country Club Estates entrances. In this way, it would reflect a true depiction of the development.

Christmas Bonus – Frank made a motion to approve \$150 each to Frances Hawke of ProEarthscapes, Steve Pierce of S&P Landscaping and Michelle Atkinson, RBOA Bookkeeping. The motion also takes into account approval for Paul to purchase two boxes of chocolates to be given to the City of Niceville and Synovus Bank.

Paul heard back from Griffin, the company in Panama City regarding solar speed signs. The company stated the cost of one sign is \$9,000 which includes installation. Okaloosa County would still need to provide approval and oversee installation. Lily recommended more neighborhood friendly signs, i.e. “We love our Children”, “Children at Play”.

Discussion took place regarding a Hospitality Committee and a community Facebook page. Paul will share a copy of RBOA’s Welcome Letter to the board members. Paul suggested Lily and Al speak at the January 2019 board meeting regarding NextDoor App.

The subject of decorating the entrances for the remaining seasons of the year took place. A suggestion to allocate up to a maximum of \$400 to purchase decorations per quarter was requested. No action was taken at this time.

Eighteen wreaths have been purchased and placed at all entrances except Marysa, which requires two more wreaths at its entrance.

Next Board of Directors Meeting scheduled for January 9, 2019 to be held at Niceville City Hall.

Meeting adjourned at 8:15p.m.