

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

**General Meeting of the Board of Directors
September 11, 2019
held at
Niceville City Hall**

The Rocky Bayou Country Club Homeowners Association Board of Directors Meeting was held at Niceville City Hall on September 11, 2019.

Call to Order: Meeting called to order at 7:04 p.m.

Confirmation of Quorum: Paul Maryeski, Lily Falzone, Al Haberbusch, Marian LoGatto, Frank Strasburger and Scott Wilcoxon were present.

Confirmation of Notice: Notice posted on RBOA website.

Approval of Minutes from August 14, 2019: Paul made a motion to approve the minutes. Al seconded the motion. Approved unanimously.

Review of Financials: Monthly financials were reviewed and discussed. Paul will provide confirmation of balance in Money Market Account.

Old Business:

The vacant position on the RBOA Board remains open.

Paul will be drafting a letter to the non-members in Unit 1 and Unit 2 soliciting their membership into the RBOA and will indicate it will be to their advantage to join the Association. Al will review and once finalized, Marian will mail to all non-members.

Quote is pending for the work required at the island at Greenway Cove. Scott will perform the work of trimming the bushes at the island. Stephen LoGatto will perform all other work. Stephen will prepare a quote to be presented to the Board.

Continued discussion took place regarding the continuous issue of parking on the grounds of Wava Park. The Board is considering the installation of a split-rail fence along the perimeter of Wava Park. Currently, there aren't any boy scouts working on their Eagle Scout Badge. However, Lily and Scott will speak respectively with their Boy Scout Leader contacts to see if any troop would be interested in a potential service project. Scott will also contact Rocky Bayou Christian School to see if students of the school would consider the installation of a fence as a community service project. Materials would be supplied by RBOA. Labor would be performed on a volunteer basis.

Old Business continued:

Discussion took place regarding the island in Jason Drive. It has been determined the island is nothing but an eyesore and serves no purpose. Scott obtained a quote from Professional Tree Climbers for the removal of the cluster of trees and the railroad ties. Paul made a motion to pay Professional Tree Climbers up to \$1,100 to complete the above-referenced work. Lily seconded the motion. Approved unanimously. This action is contingent on approval of the neighbors in the immediate area for the removal of the island and the county removing the stumps and asphaltting over. Scott will take the lead in this endeavor.

Irene Court has a similar situation and will be addressed in 2020.

Continued discussion took place regarding Property Management Companies to manage RBOA. Two management companies responded with cost proposals. The Board considered each proposal to be too costly. As a result, the Board has decided to reduce the scope of work to be Financial and Administration, the Board's first priority. A revised request will be presented to the two remaining property management companies.

Scott recommended hiring one individual who holds a Community Association Manager's (CAM) license rather than a full company to manage RBOA. Marian contacted an individual who holds a CAM license based on a realtor's recommendation but never heard back from them.

Compliance:

Frank will be sending out letters to three properties in Unit 3 regarding yard compliance and a letter to a resident in Unit 1 regarding a boat on the lawn. Letters were also sent to the property owners residing on the curve of Ruckel Drive and Wava Park who park their vehicles at Wava Park.

Architectural Control Committee:

A resident within Unit 4 is installing a new roof over an existing patio.

NEW BUSINESS:

Paul spoke to a real estate agent who is working with a buyer for a home in Unit 1. This lot is considered a non-member of the Association. The real estate agent wanted to know the requirements and the restrictions for this unit. Paul shared information with the agent.

Paul made a motion to approve up to \$500 to power wash curbs at the North and East Ruckel Island entrances as well as the island on Ruckel Drive north of Henderson Lake. Marian seconded the motion. Approved unanimously.

New Business Continued:

S & P Lawn Service is no longer providing service to RBOA as the company has relocated out of state. As a result, Scott has assumed the responsibilities of lawn services while members of the Board review the statement of work and update it accordingly. After review and lengthy discussion by the Board, it was determined frequency and modifications needed to be made. As such, a new statement of work will be prepared and Frank will send out Request for Proposals to landscaping companies for their bids.

Marian indicated that during the 2018 Christmas Season, Rocky Bayou Country Club did not place any wreaths at their entrance. Since Country Club Drive and the homes on that road fall under the Association, a request was made to purchase additional wreaths for that entrance. No further discussion took place. It will be discussed again at October's meeting.

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

Meeting Adjourned at 8:44 p.m.