

**ROCKY BAYOU COUNTRY CLUB ESTATES
HOMEOWNERS ASSOCIATION**

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

General Meeting of the Board of Directors

**September 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 September 12, 2018.

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

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

Association member present was Lily Falzone of Unit 9.

Confirmation of Notice: Notice posted on RBOA website.

Approval of Minutes from July 11, 2018 and August 15, 2018: Frank made a motion to approve minutes, as presented. Meghan seconded the motion. Approved unanimously.

Review of Financials: Review of financials was discussed.

Old Business:

Discussion regarding the north island on Ruckel Entrance. Paul to speak with contractor regarding irrigation for island. Paul is working with Pro Earthscapes to obtain a quote for centipede grass at entrance. Expected cost for irrigation and landscape work is \$1,000. Paul will present to Board for approval once amounts have been confirmed.

P&D has visited Henderson Dam. The motor isn't working to its full potential. P&D will first check to see if it is just the capacitor. If so, the anticipated cost to replace it will be \$30. If that is not the case, the motor will need to be replaced. P&D will check the valves, the intake and the sprinklers. Anticipated cost is under \$1,000.00

Steve Pierce from S&P Lawn Service will trim the growth on the north side of the dam. Anticipated cost is \$250.00. The work will be performed in October.

The Board will not be taking any action on the issue between Unit LV2 and Unit 9 members.

Old Business Continued:

Ongoing discussion has taken place regarding speeding on Ruckel Drive and the options and cost factors involved with the installation of solar powered radar speed detectors. The County has informed Paul that any equipment we wish to install must meet MUTCD requirements.

Compliance:

Frank has approximately five (5) letters to be mailed. Frank will continue to address the residents who have trailers in their yard, work trailers and recreational vehicles.

Architecture Control Committee:

AI is awaiting additional information from a member of Unit 8 who wishes to install a pool. The information requested is approval letters from each of the adjacent neighbors. This is being requested because a variance is needed by the ACC since the pool enclosure carries the enclosure into the easement.

A package will be forthcoming for a resident within Unit 10 to install a shed.

A resident approached AI to see about having a standalone library installed at the island of Lake Amick Drive and Diane Street within Unit 2, similar to the ones installed in Bluewater Bay. AI advised the resident the county owns the islands.

AI reiterated that anything above the ground that an owner wants to install on his/her property needs to be approved by the Architectural Control Committee.

New Business:

Will McPherson has resigned from the Board. Lily Falzone of Unit 9 expresses interest in joining the Board of Directors for the RBOA. Frank Strasburger made a motion to approve Lily Falzone to the Board. AI seconded the motion. Approved unanimously.

Paul indicated that one of the two lots near the Clubhouse at Rocky Bayou Golf Course has sold.

A new resident within Unit 3 would like to assist the Board in decorating the association with Christmas wreaths as the holiday nears.

The resident of Unit 8 has missed the deadline for compliance on the upkeep of his yard. The attorney who handled this case for the RBOA association has since left the law firm. We have retained her under her new law firm specifically for this particular case. Pictures have been taken and emailed to said attorney.

New Business Continued:

Maintenance Projects:

- Jason Island – A request was made by Scott to the County to place asphalt but no response received.
- Irene Court – Any work to be done is the responsibility of Okaloosa County.
- Henderson Dam Spill Box – Scott called three (3) companies, which perform marine work to determine the integrity of the wood on top of the Spill box. Anchor and Straightline were the names of the companies. A return call came from only one of the vendors and they will be out to visit the dam on Monday, September 17, 2018.
- Bond Circle Island – There is an agreement between the Association and the residents near the island that the Board purchases bales of pine straw and the residents in the immediate area of the island spread it around the island on Bond Circle.
- Greenway Cove – Marian is evaluating how island can be landscaped to be more attractive. The substation equipment makes it difficult to do much with the island. Existing landscape will be pulled out in cooler weather. Scott has indicated there is water available at the island. With this added information, more landscape options will be available.

The Country Club is stocking Lake Kenney with Carp to control the vegetative growth. The Country Club approached Paul to see if we would be interested to purchase carp as well for our lakes. This way it would be more cost effective. The amount of carp which would need to be added to Lake Henderson is approximately 15-20 fish with an estimated cost of \$200-\$300. Scott will speak with The Lake Doctor to see if that would be more effective than to treat the lakes with chemicals in the future.

Ruckel Signs – Frank is willing to help Scott remove the old letters in order for stuccowork to be done.

The Board declined to support the property owner's request for reimbursement to water the right (north) side of the Golf Course Drive entrance.

Next Board of Directors Meeting scheduled for October 12, 2018 to be held at Niceville City Hall.

Meeting adjourned at 8:04 p.m.