

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

**General Meeting of the Board of Directors
December 16, 2020
Held at the Rocky Bayou Country Club**

The Rocky Bayou Country Club Homeowners Association Board of Directors Meeting was held on December 16, 2020 at Rocky Bayou Country Club.

Position held for 2020 RBOA Board of Directors are as follows:

Rich Comer, President
Tim Wedemyer, Vice President
Rocky Harvey, Secretary/Treasurer
Randy Sims, Compliance
John Sekas, Environmental
Scott Livingston, Maintenance
Al Haberbusch, Director / Chair of Architectural Control Committee (ACC)

Call to Order: Meeting called to order at 6:36 p.m.

Confirmation of Quorum: Rich Comer, Rocky Harvey, Tim Wedemyer, Randy Sims, John Sekas, Al Haberbusch and Scott Livingston.

Also in attendance was previous board member Paul Maryseki.

Confirmation of Notice: Notice posted on RBOA website.

Approval of Minutes from November 11, 2020: Tim Wedemyer made a motion to approve previous meeting (November) minutes. Al Haberbusch seconded the motion. November minutes were approved unanimously.

Review of Financials: Monthly financials were reviewed. Rocky Harvey, Association Treasurer, provided an update based on November expenses. Tim Wedemyer proposed a motion to approve additional funds of \$200 to be allocated in the upcoming 2021 budget to improve the Christmas wreaths on display at the various neighborhood entry ways. This proposal was seconded by Rocky Harvey and approved unanimously. Rocky made a motion to approve a Holiday Bonus of \$250 for the Association's Bookkeeper. This motion was seconded by Randy and passed unanimously. Scott made a motion to approve a Holiday Bonus of \$250 for Natural Lawn of NWF. This motion was seconded by Tim and approved unanimously. Finally, Rocky

Minutes Recorded by Rocky Harvey 16 Dec 2020

made a motion to increase the monthly salary of the RBOA Bookkeeper position to \$500 per month. This motion was seconded by Tim and passed unanimously.

ARCHITECTURAL CONTROL COMMITTEE:

Al Haberbusch provided an update regarding current applications and their status. Currently, there is one application pending that requires more information from the applicant.

COMPLIANCE:

Randy Sims briefed the board that he is currently handling 2 compliance issues from association members but anticipates both of these minor issues will be closed prior to the New Year.

MAINTENANCE/PROJECTS:

During the previous meeting in November we had a homeowner who requested the association remove two trees on association property in danger of falling onto her home. Scott made a motion to have these trees removed, and the motion was seconded by Tim. The motion passed unanimously, and John agreed to contact a contractor to have this issue resolved during the first week of the New Year. Additionally, Scott is still heading up the effort to curb around the Marysa entrance. He is still researching possible options.

ENVIRONMENTAL:

John Sekas briefed his plans to contact the lake doctor in response to association members' concerns regarding the color of the water in Lake Henderson. John hopes to have a report from the lake doctor by the end of the year.

Old Business:

Rich made a motion to have the converted covenant Word documents (transcribed by association member Marian LaGotto in her spare time) posted to the website as PDF documents. This motion was seconded by Tim and passed unanimously. As always, the estoppel fee continues to be a discussion topic, and will be presented to the association at the annual meeting. This topic will be placed in the March annual meeting agenda along with a clear definition of what the estoppel fee is. The board discussed the topic of using the Becker assisted virtual voting process during the upcoming annual meeting. The board agreed that this would not be a good year to initiate this process, but next year may be more relevant. The board agreed to wait to discuss this possibility next year. Al Haberbusch provided an update to the information about Covenants in a 17 Nov email covering their status, amendments, renewal and suggestions for revision. This is the final update, and it is now up to the board to decide how a covenant update will go forward.

New Business:

Members discussed possible projects that surplus funds can be put toward in 2021. The board agreed to bring additional projects to be prioritized and finalized to the January in order to

inform and shape the 2021 budget. Finally, A motion to move the Annual Meeting date was tabled and further discussion will take place at the January 2021 board meeting.

Next Board of Directors meeting is scheduled for January 13, 2021.

Meeting Adjourned at 8:14 p.m.