

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

**General Meeting of the Board of Directors  
February 10, 2021  
Held at the Niceville City Hall**

The Rocky Bayou Country Club Homeowners Association Board of Directors Meeting was held on February 10, 2021 at Niceville City Hall.

**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 5:38 p.m.

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

**Confirmation of Notice:** Notice posted on RBOA website.

**Approval of Minutes from January 13, 2021:** Tim Wedemyer made a motion to approve previous meeting (January) minutes. Al Haberbusch seconded the motion. January minutes were approved unanimously.

**Review of Financials:** Monthly financials were reviewed. Rocky led a brief discussion regarding the upcoming year's budget.

**ARCHITECTURAL CONTROL COMMITTEE:**

Al Haberbusch provided an update regarding current applications and their status. The initial topic was focused on questions regarding a fence on newly purchased property that was not previously approved per the current ACC process. The fence currently covers both golf course and a neighbor's property. Al directed the new buyers to submit a package to the ACC that covers what the current fence dimensions are, and then an updated application with proposed changes. Al will have an update during the March meeting. Currently, there are 2 applications

pending that require more information from the applicant. Additionally, Al updated a proposal for an association member to gain temporary access to his backyard via common association property in order to construct a pool. The member provided several options that are as unobtrusive as possible and required for the success of the project. Al made a motion to approve the updated options to have access to the common area, and Tim seconded the motion. The motion passed unanimously, and Al will engage with the homeowner for further requirements. Finally, Al was asked to send Rich a copy of the job description for the Architectural Control Committee Chairman

#### **COMPLIANCE:**

Randy Sims briefed the board that he is currently handling one compliance issue regarding a trailer remaining on a property and will reengage for an update. He does not anticipate this issue will carry into next month's meeting. Additionally, Randy was contacted by a homeowner concerned about Gulf Power trimming trees near her property. Randy reached out to Gulf Power to confirm that the trimming was a necessary requirement around their powerlines and request it be cleaned up slightly. Gulf Power complied with Randy's request.

#### **MAINTENANCE/PROJECTS:**

Scott called Jacobs Engineering regarding the dam work on Henderson concerning the longevity/life expectancy of the work put in on the dam in 2004, and unfortunately, they do not maintain records dating that far back. Scott and Rich will reach out to the Northwest Florida Management District to request an updated inspection of the dam. Additionally, Scott reached out to a company in order to contract the installation of a curb around the Marysa entrance. He continues to remain engaged and is waiting for a cost estimate. Also, Scott reached out to Gulf Power to request lights on Ruckel and Lindsey Ln be repaired, and this has been completed. Scott reported that Derrick (Professional Tree Climbers) removed trees he was contracted to remove, and Yisaac (Natural Lawn of NWF) trimmed the crape myrtles on Lindsey Ln. Finally, the board approved Scott's request to grind the stumps in Wava Park.

#### **ENVIRONMENTAL:**

John Sekas reported the Lakeview island project complete.

#### **Old Business:**

The topic of having Becker assist in virtual voting was discussed, but the board once again agreed not to pursue this option at this time.

#### **New Business:**

In preparation for the annual meeting Rich requested that everyone provide him a one slide summary of office's year in review. This slide is due to Rich no later than 24 February. Finally, the RBOA Board of Directors will be looking to replace 3 current members during the upcoming annual meeting. The current Vice President, Compliance and Architectural Control Committee Chairmen will all be stepping down, and require replacements.

Next Board of Directors meeting is scheduled for March 10, 2021.  
Meeting Adjourned at 7:57 p.m.