

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

**General Meeting of the Board of Directors
January 13, 2021
Held at the Niceville City Hall**

The Rocky Bayou Country Club Homeowners Association Board of Directors Meeting was held on January 13, 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 5:34 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, and association member Michael Reilley

Confirmation of Notice: Notice posted on RBOA website.

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

Review of Financials: Monthly financials were reviewed. Rocky led a discussion regarding the previous year's (2020) budget, and what should be established as the 2021 budget. Rocky proposed that the board roll over all excess funds into next year's budget under the identifier "carryover funds" (exactly as had been done in year's past). Additionally, Rocky proposed \$12000 as the 2021 projects budget for 2021. This motion was seconded by John Sekas and passed unanimously.

ARCHITECTURAL CONTROL COMMITTEE:

Al Haberbusch provided an update regarding current applications and their status. Currently, there are 2 applications pending that require more information from the applicant. Additionally, Al presented a proposal for an association member to get access to his backyard project from an association common area in order to construct a pool. Al made a motion to approve this member to have access to the common area, and John seconded the motion. Motion passed unanimously, and Al will engage with the homeowner for further requirements.

COMPLIANCE:

Randy Sims briefed the board that he is currently handling 2 compliance issues from association members. The first was regarding a homeowner leaving yard debris in yard for excessive amount of time, and the second was concerning a member's boat parked on property for over a week. He does not anticipate these issues will carry into next month's meeting.

MAINTENANCE/PROJECTS:

Scott discussed his plan to reach out to the contractor that constructed Henderson Dam regarding life expectancy. This information will be used to determine whether or not the dam needs inspecting or updating. Additionally, Scott shut off several sprinklers to conserve both water and association funds. Finally, Scott reached out to Brock Pest Control, and will do a ride along during the next servicing to review the services they provide our community.

ENVIRONMENTAL:

John Sekas received the Lake Doctor report after reviewing the lakes across the association, and the lakes are perfectly healthy. Additionally, John informed the board that the Lake Way Juniper Jasmine project was complete but feels that the project requires more plants. John will reach out for a follow-on estimate to complete the entire project.

Old Business:

Tim requested an update to the project discussed last month (proposed by John Sekas) regarding reaching out to a contractor to have the association's common areas reviewed for trees that may present a danger during or after severe storms. John and Scott received an estimate of approximately \$2800 to remove 4 trees likely to be a danger during a storm. John made a motion to have the contractor remove all 4 trees. Rocky seconded this motion, and it was carried unanimously.

New Business:

Tim made a motion to move the annual meeting from March to 6 April. Seconded by Randy and passed unanimously. Finally, association member Michael Reilley suggested looking into a playground at Waava Park. Tim agreed to look at insurance cost/implications, and Mike Reilley agreed to look into the cost of acquiring a playground.

Next Board of Directors meeting is scheduled for February 10, 2021.

Meeting Adjourned at 7:45 p.m.