

**ROCKY BAYOU OWNERS  
ASSOCIATION  
P.O. BOX 848  
Niceville, Florida 32588-0848**

**Monthly Meeting of the Rocky Bayou Owner's Association  
May 12, 2021  
Held at Niceville City Hall**

The Rocky Bayou Owners Association Monthly Meeting was held on May 12, 2021, at Niceville City Hall.

**Position held for 2021 RBOA Board of Directors are as follows:**

Rich Comer, President  
Jonas Freel Vice President  
Rocky Harvey, Secretary/Treasurer  
Tracy Wood, Compliance  
John Sekas, Environmental  
**Vacant**, Maintenance  
Kathy Flynn, Director / Chair of Architectural Control Committee (ACC)

**Call to Order:** Meeting called to order at 6:32p.m.

**Confirmation of Quorum:** Rich Comer, Rocky Harvey, Jonas Freel, John Sekas, Kathy Flynn & Tracy Wood.

**Additional Association Members Present:** Randy Sims

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

**Immediate Business:** Previous to this monthly meeting Chad Alexander resigned as the RBOA maintenance board member due to his impending departure from the association. Randy Sims (previous head of compliance) volunteered to remain on the board as the head of maintenance. Due to the fact that there were insufficient volunteers to fill this suddenly vacant position, the board exercised its right to appoint Randy Sims to position as head of RBOA maintenance.

**Approval of Minutes from April 6, 2021:** Rocky Harvey made a motion to approve previous meeting (April) minutes. Tracy Wood seconded the motion. April minutes were approved unanimously.

**Review of Financials:** Monthly financials were reviewed without any issues noted. Rocky Harvey made a motion to roll over the current CD held at Synovous Bank. This was seconded by Randy Simms and passed unanimously.

Minutes Recorded by Rocky Harvey 12 May 2021

## **ARCHITECTURAL CONTROL COMMITTEE:**

Kathy Flynn provided an update regarding current applications and their status. Kathy updated the board on the status of the fence that was built by a previous homeowner without proper authorization (briefed during March meeting). This incident highlighted the need to adjust the current estoppel process. Beginning immediately, prior to the approval of any estoppel certificate, the bookkeeper (or any individual representing the association in the issuance of an estoppel certificate) will inquire with the board to ensure that there are no outstanding issues with the current homeowner.

## **COMPLIANCE:**

Tracy Wood informed the board that there was an issue with association members parking in their yard and not on the driveway but does not anticipate this to continue to be an issue. Additionally, Tracy requested access to an association member roster in order to contact members of the association as needed. Rocky said he would ask Michelle (RBOA Bookkeeper) to send Tracy a copy of the roster.

## **MAINTENANCE/PROJECTS:**

Jonas briefed a thorough turn-over with Scott Livingston and inspected the Henderson Dam. The dam requires repair due to an area of erosion on the east portion of the dam in order to remain in compliance with the permit, and Jonas scheduled an inspection with Northwest Florida Water Management Division for 17 May. This inspection is free to the association. Additionally, Jonas contacted the Okaloosa County Municipal Services Benefit unit regarding the installation of LED lights in our association street lamps. The county will complete the installation for free, but there is a Niceville City ordinance that requires an association vote of approval of at least 51% prior to installation. The board will discuss various options to conduct this vote in the coming months. Finally, Randy agreed to ask Yisaac to remove weeds at the Lakeway entrance and clean up along Club Course Drive, per requests from several association members. Additionally, Randy will engage with Scott Livingston on the status of the curb project pertaining to Marysa Drive.

## **ENVIRONMENTAL:**

John Sekas was approached by an association member to assist with improving the appearance of what he thought was association common area. John recommended against assisting the member with this project adjacent to his property and the association common area. This exact portion of property is county land, and not within RBOA jurisdiction.

## **Old Business:**

The board has been discussing an initiative to update governing documents. This issue was tabled until the June meeting to be discussed with Marian LoGatto who was not in attendance, and whom chairs the newly appointed committee responsible for updating association documents.

## **New Business:**

No new business was discussed.

Next Board of Directors meeting is scheduled for June 9, 2021 at Niceville City Hall.

Meeting Adjourned at 7:27 p.m.