

RBOA July 2025 MEETING

9 July, 2025, 6:30 PM, Niceville City Hall

DIRECTORS:

Joseph Bradley, President

Amber McCormack, Vice President

Wendy Oleen, Secretary/Treasurer

Chad Fuentes, Compliance

Ben Ward, Architectural Control

Rusty Ravenhorst, Maintenance

Members are asked to inform the board president if unable to attend. Five members must be present to constitute a quorum.

AGENDA

WELCOME/CALL TO ORDER

PREVIOUS MEETING MINUTES

- Vote to APPROVE/DISAPPROVE minutes from last Board meeting

FINANCIAL/BUDGET

- Review monthly financial report.
- Home sales report and estoppel fees.
- Other items addressed.

ARCHITECTURAL CONTROL

- Brief any approvals of the last month.
- Architectural Review Committee guidelines discussion.
- Other items addressed.

COMPLIANCE

- Compliance violation plan

Consideration for pause of violation notices

Consideration for development of more refined expectations beyond vague covenant statements (Berg looking for a potential template)

Discussion on photos available for 2nd notices and possibly first notices—Townsquare and upon request from owners

Owner Townsquare onboarding to improve compliance communication

MAINTENANCE/PROJECTS

- Update on Trees removed due to falling or safety hazard status

- Details of any other actions last month.

 - Fence fixed near Henderson Lake

- Update on the Henderson Lake Dam brush situation

- Speed sign on Ruckel Drive fully obstructed by tree limbs

ENVIRONMENTAL

- Greater than 6' gator seen in water behind golf course drive houses.

OLD BUSINESS

- Governing documents consolidation

NEW BUSINESS

- As needed

OPEN DISCUSSION

CLOSING OF MEETING

- Motion and Second to Adjourn

NEXT meeting scheduled for August 13th at Niceville City Hall