

# ***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 2<sup>nd</sup> 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 13<sup>th</sup> at Niceville City Hall