

RBOA February 2026 MEETING

11 February, 2026, 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.
- Other items addressed.

COMPLIANCE

- *5/22/2025 Meeting Minutes Correction* from "Board Member: Wendy made a motion to appoint Chad Fuentes to the Board. Amber seconded the motion, and the Board agreed unanimously" to *"Board Member: Wendy made a motion to appoint Chad Fuentes to the vacant seat on the Board of Directors formerly held by Jeff McAdoo and further appoint Chad Fuentes as the Compliance Committee Chairman for the association. Amber seconded the motion, and the Board agreed unanimously."*

- Estoppels: None since last meeting
- Compliance update: 2 open violations
- 1 Kristin Circle update: Realtors and contractors interested in property
- Fine/Violation Committee update: NSTR--still short 1 member

MAINTENANCE/PROJECTS

- Irrigation: 5 of 7 sprinklers are operational. Ruckel/Forest (as well as Marysa/Forest) due to construction of pathway & Lake Henderson Pump due to either screen or pump. See new business for repair funds request
- Lights: All operational - Nothing significant to report
- Dam: No response from dam engineer for flood (hurricane) protocols.
- Environment: No wildlife animals reported as nuisance or safety
- Landscape and Lawncare: Mr. Brice Early plans to attend the annual meeting at my invitation.
- Maintenance Chair resignation effective May 2026. Coordinate P/U & return of CC key for annual meeting due to my absence.

OLD BUSINESS

- Governing documents consolidation
- Beautification plan for entrances

NEW BUSINESS

- Request between \$600-\$1000 to assess/fix/repair a few irrigation areas
 Lake Henderson Pump irrigation pump or screen
 cap pipes at Ruckel/Forest to ensure limited disruption when new path is developed
 inspect Jason/College to understand why sprinklers are on at 7:30 PM instead of midnight.
- **Director Reduction Plan:** to retain the discussion topic on planning the Board of Directors reduction, which is a necessary, proactive step for a smooth and efficient transition upon the anticipated approval of the new Bylaws.

OPEN DISCUSSION

CLOSING OF MEETING

- Motion and Second to Adjourn