Rocky Bayou Owners Association

PO Box 848, Niceville FL 32578

Minutes of monthly meeting of the RBOA Board

August 14, 2024 @ RBCC

In Attendance:

Board Members:

Joe Bradley, President Tracy Wood, Vice-President

Jeff McAdoo, Compliance Rusty Ravenhorst, Maintenance

Wendy Oleen, Finance Jamie Dorsey, Environmental

Meeting called to order by Joe Bradley at 6:37

Previous Meeting Minutes:

July 10th meeting minutes circulated in advance via email.

Motion – Jamie, Second - Rusty, unanimously approved.

Financial/Budget: Presented by Wendy

We have 2 remaining HOA fees still outstanding

Expenses: $2,033.41

Revenue: $ 363.19

Net (outflow) ($1,670.22)

Total of 3 accounts: $133,251.81

\*CD maturing 8/20 – Wendy will check rates, email board and board will vote accordingly.

\*It was decided to pay storage fee through 12/31/2024 to avoid a 3% transaction charge.

Architectural Control: Presented by Ben

Reported by email – 2 fence applications being processed

Compliance: Presented by Jeff

\*1598 Ruckel Dr – utility trailer beside house – researching covenants in detail before sending letter

\*1590 Ruckel Dr – boat with tarp – sent letter

\*222 Wava – boat trailer in yard – sent letter

\*1 Kristin Circle – overall condition of property – posing safety concerns. Discussion of how to proceed.

\*Kristin – Auxillary unit – continuing conversation with owner about the plans and how it fits within the covenants of unit 3.

\*Wava – conversation regarding new boat - boat is at a storage facility for now.

Regarding LiveOak installation – owner inquired regarding flags. Email will be sent noting they have begun installation and hopefully flags will be removed soon.

Maintenance: Presented by Rusty

Lawn & Landscape:

Rusty made recommendation to give landscape and lawn service contract to YardSharks LLC.

He spoke with 4 vendors. Three submitted bids – one declined to submit.

See attached.

* Motion to accept YardShark’s bid was made by Jamie, seconded by Wendy – unanimously approved.
* Notice of termination will be sent to Natural Lawn of NWF effective Sept 30th2024 – Motioned Joe, Seconded Jamie, Unanimously approved

Dam Update:

Rusty and Tracy met with Ryan Barrow, Compliance Specialist with NWF Water Management District. He made suggestion for maintenance and gave recommendations for certification.

We need an engineering firm to inspect and provide rating/certification for the dams.

\*Rusty made a motion to get a quote from an engineering firm to certify the dams. Jeff seconded, unanimously approved.

Possible Volunteer day to be planned for October.

Environmental: Presented by Jamie

Nothing to report

Old Business:

Governing Documents:

Tracy said she has reached out to a Community Association Management company to see if they would be willing to take on this project and what it may cost. She is awaiting a response and will update the board soon as she knows anything.

New Business:

Tracy suggested “volunteer signs” to be made to try to get members to fill board positions and to put out as needed. Board agreed – she will have signs made as soon as possible.

Closing of Meeting:

Tracy motioned to adjourn, Jamie seconded

Adjourned meeting at 8:05pm

Next RBOA Meeting: Wednesday, Sept 11th, 2024 at Niceville City Hall at 6:30pm