

**RBOA March 2026 MEETING**

June 10 2026, 6:30 PM, Niceville City Hall

**DIRECTORS:**

|                                  |                               |
|----------------------------------|-------------------------------|
|                                  | Macey McMahon, 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**

**CALL TO ORDER**

**PREVIOUS MEETING MINUTES**

**OLD BUSINESS:**

1. Appointment of President

**NEW BUSINESS**

**VP TOPICS**

1. Board Operations
  - Open Board Positions (President and Administrative Chairman)
  - Interested Candidates and Next Steps
  - Recruitment Efforts and Outreach Methods
2. Becker Retainer Agreement
3. Governing Documents
  - Questions Gathered Regarding Governing Document Consolidation
4. Website & Communications
  - Website Needs and Priorities
  - Michael Renna Proposal and Next Steps

**FINANCIAL/BUDGET**

1. First priority is renewal of Nicole Patten, CPA Bookkeeping contract effective June 2026 thru May 2027
2. 2025 Tax Filed/prepared by Steve Shelton fee \$150 submitted payment
3. Tax paid \$663

4. PO box annual payment \$250 set up on auto payment renewal on Synovus Credit card
5. Annual Report filed and annual fee paid with Sunbiz. Updated registered agent contact to Ben Ward from Wendy, added Macey as officer removed Joe, Amber as officers.
6. Macey and I went to bank updating Synovus Bank signature card;
7. Amber M., VP and Joe B, Pres deleted as authorized signers.
8. Requested Joe return safety deposit box key several times in May, and have not had response or key returned. Attached is Synovus Bank copy of fees/charges.
9. Lost key and drill box is \$175.
10. Request Joe billed for this, not RBOA.

### **ARCHITECTURAL CONTROL**

1. Brief any approvals of the last month.
2. Other items addressed.

### **COMPLIANCE**

1. Old business
  - a. Estoppels: 3 reviewed by Burg--4078 Bond Drive out of compliance due to weeds, but inability to action
  - b. Inspections: Burg conducted 5/28/2026 inspection with 12 violations identified: 8 landscaping and 4 storage of items on property
  - c. 1 Kristin Circle: 6/1/2026 letter sent out by Nicki with foreclosure hearing scheduled for 6/26/2026
  - d. Covenant Enforcement Committee Update: Rod Wilkinson confirmed as committee chair with four total confirmed committee members
2. New business
  - a. IT services platform migration

### **MAINTENANCE/PROJECTS**

#### Past

- removed dead pine tree due to community safety concerns at Ruckel/Forest (\$300)
- Gator siting reported in Lake Henderson

#### Planned

- Dam Engineer - no Update
- College/Forest Pathway Construction - No update
- Park and empty space clean-up day (Proposed) - No progress

### **OPEN DISCUSSION**

### **ADJURNMENT**