

RBOA January 2026 MEETING

21 January, 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.
- Becker questionnaire.
- Other items addressed.

ARCHITECTURAL CONTROL

- Brief any approvals of the last month.
- Other items addressed.

COMPLIANCE

- Estoppel update
- Burg December inspection compliance updates

- Violation history/log created
- Fine/violation committee update--still short 1 member to implement fines
- For consideration: Violation Assistance Committee to assist homeowners that are not able to resolve violations due to personal constraints (e.g., physical or financial)

MAINTENANCE/PROJECTS

- Irrigation Update

Ruckel/Forest - off (due to construction; Lake Henderson Pump House - off (needs repair); all others fully operational, waiting to repair till March/April to minimize cost and also wintertime doesn't need as much water

Ruckel/College - new construction most likely will cause us to fix/repair/ irrigation & beautification

- Dam Update

Trees/overgrowth cut down from back slope

Dam Engineering procedures update

- Environment - Nothing significant to report
- Thanks to whomever put Christmas tree at Wava Park during Christmas, thanks to homeowner who maintains Lake Way island beautification

OLD BUSINESS

- Governing documents consolidation
- Beautification plan for entrances

NEW BUSINESS

- Forest/College Construction Update - request board update
 - Marysa/Forest will be demolished
 - approximately 100 retaining blocks moved from Marysa/Forest entrance to near pump house for future use
 - Unknown impact to irrigation/electricity at several entrances
 - Has anyone communicated to homeowners about construction of path? recommend to communicate
- Pressure Wash islands recommendation/options to improve areas

OPEN DISCUSSION

CLOSING OF MEETING

- Motion and Second to Adjourn