



Council of Bluewater Bay Property Owners
Post Office Box 5124, Niceville, FL 32578

January 1, 2004

Bluewater Bay Property Owners,

As the new year begins the work of the Council of Bluewater Bay Property Owners (a.k.a. Council or CBPO) came to an end.

At midnight December 31st, 2003 the maintenance and improvement of common areas fully passed to the BWB Municipal Services Benefit Unit (MSBU). The Council, for about the past ten years, has attempted to maintain the appearance of BWB at the high level expected by property owners. It has not been an easy road, especially the past few years, as voluntary contributions declined. The desire for a mandatory contribution by every property owner was the main reason for this decline. After a number of attempts, the property owners in March 2003, finally approved the establishment of just such an entity, The BWB MSBU. This body has been busily getting established, so as to be ready when midnight December 31st rolled around.

The years of work by the Council was accomplished by a large and ever changing body of volunteers, who put in many hours attending meetings and seeing to the maintenance of various areas of BWB. The accomplishments, include addition of additional irrigation systems, new landscaping at Hwy 20/Bay Drive and the main entrance after Hwy 20 construction, repainting of numerous signs, and much grass mowing and trimming, seasonal planting and seasonal decorations. Without your desire to keep BWB beautiful by making your contributions, none of this would have been possible.

It has been my pleasure to work with the Council for almost its entire existence, the last two years as president. Your input has been most helpful keeping BWB beautiful. Please support the MSBU and continue to provide input about what you want BWB to look like. I know the MSBU Board of Directors will make every attempt to follow your wishes within the limitations of the County ordinance that governs them.

Once again, thanks for your support of the CBPO and may you have a Happy and prosperous New Year.

Sincerely,

Clarence "Clancy" Landon
President