

**Bluewater Bay MSBU
Board of Directors - Public Meeting
August 13, 2013**

Call to Order

Chairman Joan McCarthy called the meeting to order at 10:00 a.m. Present were Directors, Judy Griffin, Debbie Stretch, Jonathan Tallman and Doug Burgess. The presence of a quorum was confirmed. Also attending were Buzz Clarke, Sandy Clarke, Marion Van Voast, Darlane Landsberger, Meredith Collins, Karl Welhart, Laura Cohen, Jason Connor, J.R. Pinnel, Kim Wintner, Neville Edenborough, Rob Strano, Kim Allen, Lynne Whittemore, and Mike Griffith with the Bay Beacon.

Announcements

The next regularly scheduled Board meeting will be 5:30 pm Tuesday, September 10, 2013, at Regency Inn, 4755 Hwy. 20, Niceville, FL.

Approval of Minutes

Minutes of the July 9, 2013 Board of Directors meeting were reviewed. Judy Griffin made a motion to approve the minutes as submitted. Jonathan Tallman seconded the motion. The motion was approved with a unanimous voice vote. The minutes will be forwarded to the website manager for placement on the MSBU Website.

Committee Reports

Community Services

Doug Burgess reported on the status of special projects as follows:

2012-5 – Sidewalks – County has not placed installation of next sidewalk on their work schedule.

2013-1 – Community Master Plan – Received two responses to the RFQ. Neither is satisfactory.

2013-2 – Larger Well on Bluewater Blvd. – The existing 2” well is not providing the needed irrigation to all areas on Bluewater Blvd. Doug Burgess made a motion to approve \$5,680.00 to install a 4” well to provide irrigation along Bluewater Blvd. Joan McCarthy seconded the motion. Jonathan Tallman asked about the well depth. It will be approximately 60’ deep. The motion was approved with a unanimous voice vote.

2013-3 – Power Wash Curbs –Received one proposal to power wash the curbs and sidewalks at the entrance to Bluewater Blvd. Doug Burgess made a motion to approve up to \$800 to power wash the curbs and sidewalk in the designated area on Bluewater Blvd. Jonathan Tallman seconded the motion.

The motion was approved with yes votes from Doug Burgess, Jonathan Tallman, Debbie Stretch, and Judy Griffin. Joan McCarthy voted no.

2013-6 – Power wash monuments and stack block walls and apply sealant – We received a proposal for \$3,655 to power wash monuments and stack block wall and apply a sealant to retard growth of mold and mildew. Doug Burgess made a motion to approve up to \$5,000 to power wash stack block walls in 71 locations, power wash, paint, 6 monuments, and to apply a sealant to the stack block walls and monuments. Debbie Stretch seconded the motion. The motion was approved with a unanimous voice vote.

2013-7 Install rail fence on Bay Drive at Marina Cove – Board approved \$2600 for project and it has been completed. (Note: it was later clarified that the fence is not complete; the contractor ran out of

materials.)

Black matrix ground cover around sign posts has been installed.

Finance

Judy Griffin reported that expenditures for July were \$6,444.08. July landscaping will be reflected in the August financial report. Revenue for the month was \$2.39 in interest. We are still under budget for the year.

Communication

Fairway Lakes had requested the landscapers stop blowing leaves etc into their front entrance. Bayou Lawn Service was notified of this request and has corrected the situation.

Jean Brooks, the owner of the Conference Center was contacted and asked to remove the Conference Center sign. She is selling the property and would like the new owners to be able to continue to use the existing signage.

It was suggested that we obtain a cost to replace the deteriorating informational sign on Bay Drive and present the proposal to the businesses that are on the sign. The county will be contacted to see if they can either remove the sign or require it to be repaired.

The website will be updated with the current Board of Directors information. Debbie will also update the Out and About section of the website.

Debbie presented a resolution (attached) in support of the effort of a study committee headed by Karl Welhart to look at what can be done about the closing of the Magnolia Course. Doug Burgess made a motion to accept the resolution as presented. Joan McCarthy seconded the motion. The motion was approved with a unanimous voice vote. The Board appointed Jonathan Tallman as a liaison between the Committee and the MSBU.

Management

Archie Jernigan reported:

Bayou will replace plants at corner of Jamaica and Antigua after the new well is installed.

Installation of the pool on Bluewater Blvd. North is not yet complete.

The large roller that has been parked on Bluewater Blvd. belongs to a company that is doing road work in Parkwood Square. It will be removed once all work is complete.

The County has removed several dead trees in the median on Bluewater Blvd. There are still some smaller trees that should be removed. Archie will follow up with the County to see if they plan on removing those also. He will also check reports of a tree across the trail between Bluewater Blvd. and Bay Drive.

Old Business

Management Contract – Interviews were conducted with representative for all three companies that had submitted proposals for the management contract: Alliance Management, Bluewater Management Services and EK Management. The Board awarded the Management contract to Bluewater Management Services to begin on October 1, 2013.

Landscape RFQ – The Board received proposals from two companies; Bradford R. Davis and Callie & Company. Both companies indicated they would need additional information before they could provide a cost for a Master Plan. The Board will revisit this subject at the September meeting and have additional input as to

the content of the RFQ.

New Business

Doug Burgess made a motion to install Joan McCarthy as Chairman of the MSBU and Jonathan Tallman as Vice-Chairman of the MSBU. Debbie Stretch seconded the motion. The motion was approved with 4 yes votes. Jonathan Tallman abstained from voting.

Public Comments

Kathy Dillon reported that several vehicles with “For Sale” signs are being parked at Hwy 20 and Range Road. Code Enforcement will be contacted.

A resident reported that underbrush from the County property on Oakmont Circle is encroaching onto the roadway and asked that it be cut back. Archie will check with the County.

Adjournment

A motion to adjourn was made by Judy Griffin and seconded by Doug Burgess. The motion carried unanimously. The meeting was adjourned at 12:00 pm.

Submitted by: James A. Jernigan

Approved by: Joan McCarthy

MSBU Endorsement for Citizen Committee headed up by Karl Welhart

Due to falling revenue, The Bluewater Bay Resort has closed nine holes (“The Magnolia Course”) of its original thirty-six hole layout. This is coupled with some discussion of having to also close another nine holes in the future. This closing and the potential for more has generated great concern among residents regarding these actions that may be affecting property values and the unkempt appearance of the Magnolia Course, as well as any additional closed courses. A group of citizens lead by Mr. Karl Welhart of Bluewater Bay has volunteered to organize a committee to work to ameliorate, or reverse these adverse effects through working together to generate ideas and work to find funding sources to assist in the committee efforts.

The Bluewater Bay Municipal Services Unit (MSBU) is responsible for supplementary maintenance and upkeep of designated state and county owned areas and roads within the Bluewater Bay area. As such, the MSBU has a great interest in maintaining its areas in the best condition possible to assist in maintaining property values and improving the quality of life of its residents.

In this connection the Bluewater Bay Municipal Services Unit (MSBU) endorses a committee to be headed by Karl Welhart with the purpose of studying the potential impacts to Bluewater Bay caused by golf course closures and what remedies might be available to the community. In furtherance of this effort, the MSBU appoints XXXX XXXXXXXX to act as liaison to that committee to provide input and report back to the MSBU