

**Bluewater Bay MSBU
Board of Directors - Public Meeting
July 9, 2013**

Call to Order

Vice-Chairman Joan McCarthy called the meeting to order at 5:30 p.m. Present were Directors, Judy Griffin, Debbie Stretch, and Doug Burgess. The presence of a quorum was confirmed. Also attending were Jonathan Tallman, Neville Edenborough, Kathy Dillon, Darlane Landsberger, Ursula Krost, John Castriotta, Don Holmes, V. Schreitmueller, Lynn Bowling, George Bowling, Karl Welhart, Nancy Welhart, Peter Faerber, John Reafer, Jim Stacey, Jason Connor, Greg McCoy, Jim Allen and Deputy Brian Polson.

Announcements

The next regularly scheduled Board meeting will be 10:00 am Tuesday, August 13, 2013, at the Bluewater Bay Clubhouse, 1950 Bluewater Blvd., Niceville, FL.

Approval of Minutes

Minutes of the June 11, 2013 Board of Directors meeting were reviewed. Judy Griffin made a motion to approve the minutes as submitted. Doug Burgess 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:

2012-9 – Street Lights – All the street lights have been installed.

2013-1 – Power Wash Curbs – This work will be completed as soon as possible. A RFP will be put out for the continued power washing for the stacked block walls.

2013-5 – Special Block treatment at Troon Drive Median – this is complete. It appears to be working satisfactorily. We will obtain a proposal to apply the treatment to the remaining stacked block walls.

Finance

Judy Griffin reported that expenditures for June was \$34,145.13. Revenue for the month was \$4,814.23. We are still under budget for the year.

Communication

Signs announcing the MSBU meeting were put up on Sunday. Accent Signs will make the needed correction to the wording and will reprint the signs. Fairway Lakes responded to the letter requesting refurbishing of signage in Bluewater. They had already had their sign refurbished, but requested the landscapers stop blowing leaves etc into their front entrance. Bayou Lawn Service has been notified of this request.

Management

Archie Jernigan reported:

The photocell for the lights at the Bluewater Blvd. traffic circle is being replaced..

Bayou is replacing plants at corner of Jamaica and Antigua after resolving the irrigation system issues.

Bayou is also obtaining the cost to install a new well that will provide additional irrigation capacity.

The fence is being installed around the pool that was built at a residence that backs up to Bluewater Blvd. The construction debris that has littered the area in recent weeks should now be cleaned up.

Old Business

Landscape RFQ –Responses to the Landscape RFQ are due by July 25th.

Management Contract – We received proposals from three companies which were opened at the meeting. Proposals were received from Bluewater Management, EK Management, and Alliance Association Management Company. Board members will review these proposals. Representatives from each company will be interviewed at the next Board meeting. The Board will then make their decision and a contract will be in place by October 1st.

New Business

New Board Member – Five Bluewater Bay residents submitted resumes for the position on the Board as a result of the resignation of Dale Blanchard. Resumes were received from Steve Boswell, Dan Holmes, Joe Jellison, Debbie Mock, and Jonathan Tallman. Mr. Holmes, Ms. Mock and Mr. Tallman were present at the meeting and gave a brief report to the Board. Voting for the new board members was conducted by each of the current Board member ranking each candidate from highest to lowest. Mr. Tallman was elected and took his seat on the Board.

Jerry Zivan, with Europco Management Co of America(EMCA),gave a briefing on Covenant enforcement in the non-association areas of Bluewater. Jerry Zivan, as President of EMCA, is the person responsible for Covenant enforcement in non-association areas of Bluewater. Mr. Zivan reported that if the MSBU was interested in doing a study on the feasibility of assuming the responsibility of covenant enforcement for those areas he would participate in a workshop or a meeting on that issue. According to Mr. Zivan the MSBU's ordinance would need to be amended by a vote of at least 50% of the residents of Bluewater before it could enforce any covenants.

Several members of the Board have been approached and asked what can be done about the closing of the Magnolia Course. Joan made a motion that the MSBU establish a study committee to look at what can be done about the closing of the Magnolia Course. She suggested Karl Welhart, a Bluewater resident head up that committee. Judy Griffin seconded the motion. During the discussion that followed Karl Welhart reported one consideration they could pursue would be the county obtaining a grant to purchase the Magnolia Course and turn it into nature area or a park. Should the county obtain ownership of the property then the MSBU could become involved in the maintenance of the area. Karl requested the MSBU's approval to proceed with this idea. Doug Burgess reported that he did not feel the MSBU should become directly involved but could provide a liaison contact. After further discussion the motion for any MSBU involvement was tabled. The committee will be established without MSBU involvement. An endorsement of the study committee will be discussed at the next meeting.

Marina Cove Villas Townhome Association (MCVTA) requested MSBU's support for a Bay Drive enhancement project which would provide for the repair of the irrigation system that was damaged during the installation of the sidewalk on Bay Drive; installation of split rail fence and landscaping to replace the Leyland Cypress trees that served as a barrier between MCVTA property and Bay Drive. The Leyland Cypress trees were removed when the sidewalk was being installed. The cost of this project is \$5,700. MCVTA is requesting the MSBU contribute one half of this cost. Doug Burgess made a motion that the MSBU provide \$2,850 toward this project. Debbie Stretch seconded the motion. During discussion Judy Griffin reported she felt that if this was approved other communities would be requesting funds to assist with their projects. Doug Burgess withdrew his motion. Doug Burgess made a motion to fund the installation of a split rail fence from the existing fence along Bay Drive to the end of the sidewalk at Bay Drive and Marina Cove. Judy Griffin seconded the motion. The motion was approved with a unanimous voice vote.

Public Comments

Deputy Brian Polson reported that at this time there have not been any major issues in the community.

Adjournment

A motion to adjourn was made by Judy Griffin and seconded by Doug Burgess. The motion carried unanimously. The meeting was adjourned at 7:32 pm.

Submitted by: James A. Jernigan

Approved by: Joan McCarthy