

Bluewater Bay MSBU Board of Directors - Public Meeting May 14, 2013

Call to Order

Chairman Dale Blanchard called the meeting to order at 5:30 p.m. Present were Directors, Judy Griffin, Debbie Stretch, Joan McCarthy and Doug Burgess. The presence of a quorum was confirmed. Also attending were Mike Griffith with the Bay Beacon; Deputy Brian Polson; Jim Allen, Fred Kennedy, Jason Connor, Darlane Landsberger, Steve Czonstka, Kathy Dillon, Kathy Friesen, Neville Edenborough, and Jean Floyd.

Announcements

The next regularly scheduled Board meeting will be 10:00 am Tuesday, June 11, 2013, at the Bluewater Bay Resort Clubhouse, 1950 Bluewater Blvd, Niceville, FL.

Approval of Minutes

Minutes of the April 8, 2013 Board of Directors meeting were reviewed. Judy Griffin made a motion to approve the minutes as submitted. Joan McCarthy 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 project – The County will proceed with two additional sidewalk projects as manpower becomes available. They have indicated it may be summer before they can put the sidewalks on their schedule.

2012-9 – Street Lights – CHELCO has completed installation. They are addressing a resident's concern about one light on Bay Drive.

2013-1 – Power Wash Curbs – not complete.

2013-2 – Seasonal Color – Complete except for traffic circle

2013-3 - Ant hills – Bayou continues treatment of ant hills as they are found

2013-4 – Chamber Bitter – Bayou will continue to monitor the areas and treat as necessary

2013-5 – Special Block treatment at Troon Drive Median – In Process – will evaluate before applying to other areas.

Finance

Judy Griffin reported that landscape expenditure for April was \$18,742. Due to the additional streetlights electricity is tracking a little more than last year. Other monthly expenditures are as expected.

Communication

Debbie Stretch reported that letters have been sent out to HOAs and Businesses requesting their assistance with maintaining the signs throughout Bluewater. Jerry Zivan is out of town, but Debbie will ask him to attend a future Board meeting to discuss the MSBU taking over Covenant enforcement.

Management

Archie Jernigan reported:

A street light on Bay Drive was installed within 10' from the patio of a homeowner in the 1000 block of Bay Drive. We have two options to remedy the situation:

1. Move light across the street – cost \$793.00
2. Relocate light to Bluewater Blvd. between Oakmont and Resort's Maintenance shed.

This would add additional lighting for walkers along Bluewater Blvd. The cost would be \$2,500. Judy Griffin made a motion to move the light from Bay Drive to Bluewater Blvd. at a cost of \$2,500. Doug Burgess seconded the motion. The motion was approved with a unanimous voice vote.

The stack block wall at CVS pharmacy was hit again. The wall will be made shorter to help keep the trucks from hitting it.

Archie is communicating with representatives from Marina Cove Townhomes and Chacato Landing to have irrigation installed along Bay Drive so sod can be placed beside the new sidewalk. He is having shrubs replaced on Bay Drive.

The County graded the parking area beside the lake on Southwind Dr. The landscape timbers have deteriorated. Judy Griffin asked if they could be replaced. Doug Burgess suggested waiting until we decide if a master landscape plan is developed. Judy Griffin would like to go ahead and made a motion to place landscape ties to delineate parking at the lake on Southwind Drive. Doug Burgess seconded the motion. The motion was approved with a unanimous voice vote.

Archie reported he has found mats that will inhibit the growth of grass around the sign posts. Doug Burgess made a motion to approve \$500 for the purchase of these mats. Joan McCarthy seconded the motion. The motion was approved with a unanimous voice vote.

Old Business

Landscape RFQ – Doug Burgess presented a revised Landscape RFQ to the Board for their review and suggested changes. The final RFQ will be approved at the June 11th Board meeting

Management Contract – Judy requested that having a CAM license be a requirement for the Management Contract. This requirement will be included in the cover letter. Judy questioned having to have a BWB Office as part of the requirement for the contract. After discussion, the requirement was retained. Judy also asked that the Board interview the finalists for the Management contract. Notice of the RFP will be advertised in the NWF Daily News. Proposals will be due by July 3rd so the Board can review at the July Board meeting. Board members will interview potential candidates during the last two weeks in July.

New Business

2013 Tax Rolls – The preliminary tax rolls were reviewed. There is one additional property on the tax rolls this year. Judy Griffin made a motion to accept the tax rolls as presented. Doug Burgess seconded the motion. The motion was approved with a unanimous voice vote.

2013/14 Budget – The 2013/14 budget was presented for Board review. Judy Griffin made a motion to approve the 2013/14 budget, which provides for an assessment of \$60 per unit and that the budget is sent to Okaloosa County. Joan McCarthy seconded the motion. The motion was approved with a unanimous voice vote.

Public Comments

Deputy Polson reported the area has been quiet. Dale Blanchard requested the Sheriff Department's help in policing the traffic through the traffic circle at Bluewater Blvd and Southwind Dr.

Steve Czonstka reported that Pensacola Pools is installing a pool on Abaco Cove and blocked traffic on Bluewater Blvd. They also placed piles of sand on the right of way. Deputy Polson reported that this issue would come under the permit department and code enforcement agencies of Okaloosa County.

Residents asked if signs could be posted at Hwy 20 and Range Road that would prevent the area from becoming a used vehicle parking lot. Deputy Polson said that John Hofstad with Okaloosa County Public Works Dept. would be the person to contact about that issue.

Adjournment

A motion to adjourn was made by Judy Griffin and seconded by Joan McCarthy. The motion carried unanimously. The meeting was adjourned at 7:10 pm.

Submitted by: James A. Jernigan

Approved by: Dale Blanchard