

**Bluewater Bay MSBU
Board of Directors - Public Meeting
September 10, 2013**

Call to Order

Chairman Joan McCarthy called the meeting to order at 5:30 p.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, Zack Van Voast, Darlane Landsberger Jason Connor, Jim Allen, Patric Lelievre, Pat Matthews, Helen Bryant, Donna Lassiter, Ursula Krost, Kyle Boyd, Agnes Kenney, John Kenney, Deputy Brian Polson, and Mike Griffith with the Bay Beacon.

Announcements

The next regularly scheduled Board meeting will be 10:00 am Tuesday, October 8, 2013, at the Bluewater Bay Resort Clubhouse, 1950 Bluewater Blvd., Niceville, FL.

Approval of Minutes

Minutes of the August 13, 2013 Board of Directors meeting were reviewed. Judy Griffin made a motion to approve the minutes as submitted. Debbie Stretch 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 – Clay Miller with Okaloosa County Public Works Dept. met with Archie Jernigan to review the area along Southwind Drive to determine what action is needed to improve the drainage. Southwind Drive is the next location the County will install sidewalks. The drainage issue will be addressed at the time the sidewalks are installed. The County could start the project as soon as the end of Sept.

2013-2 – Larger Well on Bluewater Blvd. – This project is complete.

2013-3 – Power Wash Curbs – This project is complete.

2013-6 – Power wash monuments and stack block walls and apply sealant – Work has started on this project. The contractor was asked not to put the sealant on the monuments. Doug felt the sealant made the monuments a little yellow.

2013-7 Install rail fence on Bay Drive at Marina Cove – This project is complete.

XX – Thin and trim trees in median of Bluewater Blvd. – Doug reported that he will review the trees in the median of Bluewater Blvd. to determine which trees needs to be trimmed or removed. Judy asked if an arborist could make recommendations.

YY – Clean Walls and Signage – We have received 3 proposals for annual contract to pressure wash stack block walls and to straighten street signs. Doug Burgess reported these proposals were received and after they have been reviewed he will bring the issue back to the Board for a decision. Doug also reported the Public Works Dept. only has one person to straighten all their signs in the south end of the County.

Judy Griffin asked about “soaker irrigation” around the monuments so they will not become stained with rust. The issue with soaker irrigation is that it becomes clogged, but it will be considered just around the monuments.

Finance

Judy Griffin reported expenditures for August was \$38,928.53 which included July and August landscape expenses. She noted that we have spent over \$10,000 on Muscadine vine removal. As usual for this time of the year we did not have any revenue.

Communication

Debbie Stretch reported no issues at this time.

Management

Archie Jernigan reported:

Installation of the pool on Bluewater Blvd. North appears to be completed. Most of the debris has been cleared and landscaping planted.

County Code Enforcement has been contacted concerning the vehicles for sale at the corner of Range Road and Hwy. 20.

Chelco has been contacted to repair street lights at Bluewater Blvd. traffic circle.

Monument lights at Bluewater Blvd and Range Road are not working. A contractor has been contacted to repair.

Archie also reported that one of the meeting notice signs appears to have been removed.

Old Business

Management Contract – The Board reviewed changes to the Management Contract made by Attorney Mike Chesser. With a motion by Judy Griffin and a second by Debbie Stretch, the Board with a unanimous approval agreed to strike the “plus 15% for overhead” from Section 3c and to change the hourly rate for services outside the scope of the contract from \$40.00 per hr to \$35.00 per hour. Judy Griffin made a motion to approve the Management Contract to include the changes made by Attorney Mike Chesser and the Board. Debbie Stretch seconded the motion. The motion was approved with a unanimous voice vote.

New Business

Judy Griffin had presented to the Board a “Bluewater Bay Procurement Procedures” document. Joan McCarthy asked that it be tabled until the October meeting so that Board members would have the opportunity to review the document. Judy gave a brief history as to why the document was created.

Judy Griffin asked if we were going to exercise our option to renew the Landscape contract for another year. Doug Burgess suggested it be tabled until the October meeting. Jonathan Tallman made a motion that the Landscape Contract be put out for bid. Debbie Stretch seconded the motion. The motion was approved with a yes vote from Jonathan Tallman, Debbie Stretch and Judy Griffin. Doug Burgess and Joan McCarthy voted no. Judy Griffin made a motion that the current contract with Bayou Lawn Service be extended 90 days to give the Board time needed to procure bids for a new contract. Debbie Stretch seconded the motion. The motion was approved with a unanimous voice vote.

Jonathan Tallman recommended MSBU Board members obtain county email addresses to be used for MSBU business. The Board asked Jonathan to work with County personnel to establish email addresses for

Board members.

Judy Griffin recommended the Board hold a workshop meeting before the 10:00am October 8th meeting to begin plans for spending projects for the next fiscal year. The Board agreed and will hold a workshop meeting at 9:00 am on October 8, 2013.

Judy Griffin made a motion to do an on-line survey and presented the Board with sample questions for the survey. Debbie Stretch seconded the motion. The motion was approved with a unanimous voice vote.

Jonathan Tallman suggested the MSBU work with Niceville High School students to come up with a new website design. The Board agreed and asked Jonathan to proceed with the project.

Public Comments

Deputy Brian Polson reported there have been several vehicle and home burglaries recently. He reminded residents to lock vehicles and to close garage doors. The Sheriff department is increasing patrols in the area. Deputy Polson asked that all incidents regardless as to how minor be reported to the Sheriff Department.

Residents of Magnolia Forest and Marina Cove Townhomes requested the MSBU Board support their efforts to oppose the installation of a 317' cellular phone tower to be built at the boat/RV storage area off of Bay Drive. Jonathan Tallman made a motion that the MSBU Board create a resolution stating that the MSBU is not in favor of the tower being built. Doug Burgess seconded the motion. The motion was approved with a unanimous voice vote. Debbie Stretch will prepare the resolution.

A resident asked about the mowing schedule for Bluewater Blvd., north of Hwy. 20 as he felt it had not been done recently.

A resident requested the Golf Course Committee work in conjunction with HOA Board of Directors before making any decisions that may affect the golf course property in their 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 7:15 pm.

Submitted by: James A. Jernigan

Approved by: Joan McCarthy