

BLUEWATER BAY MUNICIPAL SERVICE BENEFIT UNIT
PUBLIC MEETING
BOARD OF DIRECTORS
November 18, 2014

Chairman Steve Hall called the meeting to order at 6:03 p.m. Present were Directors, Steve Hall, Jonathan Tallman, Judy Griffin, Debbie Stretch and Felix Beukenkamp. The presence of a quorum was confirmed.

Also attending were Christopher Olsen, Jerry Gibson, Jason Connor, Mary & Al Tiahr, John Openshaw, and Kevin Snyder. Also in attendance were Danny Wilcox from Valley Crest and Kelly Humphrey from The Daily News. Representing Bluewater Management Services were Darlane Landsberger and Megan Alford.

Announcements

Next Public Board Meeting December 16, 2014 at 6:00 PM at the Bluewater Management Services Conference Room, 4400 Hwy 20, East, Suite 311, Niceville, Florida.

Public Comments

Ms. Kelly Humphrey with the Daily News introduced herself and announced she would be reporting on Bluewater Bay more often.

Approval of the October 21, 2014 Board of Director Meeting Minutes

Ms. Griffin made a motion to approve the October 21, 2014 Board of Directors meeting minutes. This was seconded by Mr. Beukenkamp. None opposed.

Committee Reports

Ad-hoc Lake Flood Committee Report—Mr. Beukenkamp

Review and discuss proposed Scope of Services from AVCON for inventory and hydraulic analysis of storm water systems

Mr. Beukenkamp gave a recap from the previous two committee meetings.

Mr. Beukenkamp reported that at the last Committee Meeting the manager of Bluewater Bay Resort, Tom Hanks was in attendance and no County representative attended.

Mr. Beukenkamp presented a Scope of Services report from Avcon, Inc. (see attached report). Mr. Beukenkamp would like to eventually adopt it. He stated that fees are associated with the proposal and these fees need to be discussed. Mr. Beukenkamp suggested the MSBU take the lead to get other people to fund. Funding options are: MSBU, Bluewater Bay Resort, FEMA mitigation grant program, BP restore act, and the homeowners.

Flooding and water intrusion events in other areas of Bluewater Bay

Mr. Beukenkamp reported that he received two emails and a letter from a resident living on Antiqua Way, who had so much ground water pressure that his basement ended up flooding. FEMA helped the resident.

He also received a written letter from a resident who lives on Chantilly Circle, whose back yard and Florida room flooded.

A resident stated that he has had water in his home over six times, and came up to the foundation multiple times.

She has been reviewing the By-Laws and they do not address anything in reference to drainage. She is questioning whether funds can be collected or dedicated to drainage issues.

Ms. Stretch thanked Mr. Beukenkamp for what was done, but she believes the scope is bigger than what it started out to be.

Mr. Tallman stated that he supports the MSBU going forward as the leader but not fund everything.

Mr. Hall requested the board receive a recommendation from the committee at the December 16 meeting. He would like the board to receive the recommendation one week in advance to review.

Landscape

Landscape Report – Judy Griffin

Ms. Griffin reported that the plants and pine straw went in at the entrance of Bluewater Blvd. She reported that Valley Crest put up new plants at the Bay Drive and Highway 20 intersection.

Landscape RFP – Judy Griffin

Ms. Griffin reported that she had reached out to Brad Davis to submit a proposal for the landscape services and map. (See attached report). She stated that Mr. Davis comes highly recommended.

Ms. Griffin proposed to contract with Mr. Davis for ten (10) hours of design work and to approve the \$3,500 for base map. Mr. Beukenkamp would like for Ms. Griffin and Valley Crest to test drive the map and to make sure it is accurate and provides the information the MSBU and Valley Crest requires.

Ms. Stretch made a motion to approve ten (10) hours of design work and the \$3,500 for the master plan and digital map. This was seconded by Mr. Tallman. None opposed.

Ms. Griffin stated that the landscape design will consist of a draw-out the sidewalk for Winged Foot. She stated that one priority is to renovate the look of Bluewater, and revamping the entrance sign.

Mr. Hall would like to have a template for what is to be done.

Ms. Griffin made a motion to accept Mr. Davis's Proposal for the design plan, master plan and digital map. She motioned to allocate the \$4,750 out of a total of \$14,000, with a due date for the first draft of the digital map to be due in January 2015. This was seconded by Mr. Tallman. None opposed.

Ms. Griffin stated that the trees at the intersection of Bluewater Blvd and Bay Drive need to be cleared and trimmed.

Ms. Griffin made a motion to take the daily rate of \$1,650, which was approved at the last meeting, and direct funds to remove two trees and to clean up Bay Drive and Bluewater Blvd, using Backridge as the vendor. Mr. Beukenkamp seconded, stating that he would like to get rid of the two the trees at Ridgewood Cove South.

Mr. Tallman noticed that there are PVC reflectors on Bluewater Blvd by the tennis center, and would like to know if they can be removed. The Board does not have an issue to remove.

Ms. Griffin stated that the Christmas lighting is already up and will be ready to activate the day after Thanksgiving.

Finance – Jonathan Tallman

Review of October 2014 Financials

Mr. Tallman reported on the October 2014 Financials:

- No tax revenue was collected in October 2014.
- The County has not recorded all of the October 2014 expenses.
- The County provided an invoice for the Southwind Drive Sidewalk Construction, with a total cost of \$29,440.23.
- The County is continuing to work on the 2014 fiscal year end reports.
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Mr. Tallman stated that residents may request additional financial information from the staff at any time.

Communication – Debbie Stretch

Parks & Recreation

No report

Community Events

No report

Management – Darlane Landsberger

Ms. Landsberger reported that management is working hard to address resident's calls regarding garbage pick-up, landscape debris and garage sale signs. Management is getting everything ready for the holidays and to keep everything clean.

Highway 20 paving and concrete work has been completed, however, the State has not finished with the road debris pick-up.

Board member selection of Bluewater Bay homeowner associations

Mr. Hall would like to hold the organizational meeting for the election of MSBU officers, in December.

The board discussed assignments for participation with homeowners associations in Bluewater Bay. Mr. Hall requested that everyone choose the areas they wish to represent and be ready at the next meeting to have a plan in place.

New Business

Crowd Funding

Ms. Griffin reported that she has found a site that allows projects to be funded and allows an avenue for people to contribute money. This is one way that residents can voice their vote for improvements through funding projects.

With there being no further business to come before the meeting, it was adjourned with a motion from Mr. Hall at 7:18p.m.

Presented by Megan Alford