

# **BLUEWATER BAY MSBU BOARD of DIRECTORS**

## **Public Meeting May 20, 2014**

### **I. Call to Order**

Chairman Steve Hall called the meeting to order at 6:01 p.m. Present were Directors, Steve Hall, Jonathan Tallman, Debbie Stretch and Felix Beukenkamp. Judy Griffin was absent. The presence of a quorum was confirmed. Also attending were Patricia Fralix, Lynne Whittemore, Deloris McCarey, Joan Bowman, Mike Griffith, Jim Stacey, Frank Botti, Steve Duresky, Hal Tiaht, JVO Weaver, David Costa, Kathy Dillon, Sandra Adair and Judi and Phillip Arnt. Representing Chelco was Sinder Perring. Representing Bluewater Management Services were Darlane Landsberger, Meredith Collins, Megan Alford and Christoph Landsberger.

### **II. Announcements**

#### **Next Public Board Meeting**

The next Public Board Meeting will be held on June 17, 2014 at 6:00 p.m. at the Regency Inn, 4577 Hwy 20 in Niceville, Florida.

#### **Public Comments**

Mr. Weaver, President of the Windward Homeowners Association reported that two (2) years ago, sidewalks were to be installed at Winged Foot Drive and would like a status. Ms. Landsberger reported that Southwind Drive took priority due to the drainage issues, however, the Woodlands and Winged Foot Drive will be addressed at a later date. Mr. Hall reported that the MSBU budget pays for materials and the County provides the equipment and labor. Mr. Weaver asked if Windward HOA should send a petition to the County to expedite the sidewalk project.

A homeowner from St. Johns Cove reported that the roads with turning circles are being damaged by the large Waste Management trucks, who is responsible for repair and also asked about who is responsible for old/unregistered vehicles parked within the community. Mr. Hall reported that the County roads within Bluewater Bay are the MSBU's responsibility, however, if it's a gated community such as Windward, Southwind, etc., some issues may lay under the Public Works department. Mr. Hall asked all in attendance if they can send an email to Bluewater Management Services, they will forward to the Board and the appropriate people for answers. Mr. Hall also reported that Jerry Ziven is still in control of covenant enforcement within Bluewater Bay, which the MSBU cannot enforce.

Mr. Beukenkamp reported that if a neighborhood is governed by covenants, each owner has the right to enforce removal of unregistered vehicles for example. However, Mr. Beukenkamp recommends the owner should always speak with the offender prior to enforcement. Ms. Stretch reported that all should read the covenants, restrictions and rules for each area prior to any action being taken. Mr. Beukenkamp reported that anyone can go to the county public records to research all associated and unassociated documents.

A homeowner from Aruba/Dominica area asked about flooding and what the MSBU will do to alleviate the problems. Mr. Beukenkamp reported that the Resort is responsible, not the MSBU. Mr. Hall asked the homeowner to please send an email to the Resort to address concerns. Ms. Dillon asked about the MSBU Website and reported it is not working properly, Ms. Landsberger reported that issues with the website will be addressed. Mr. Beukenkamp reported that there are several trees on Bay Drive and Bluewater Boulevard that are leaning and appear to be falling over and need to be assessed. Ms. Landsberger reported that they will be addressed immediately.

A homeowner in attendance reported that he called the Management office several times about ongoing water issues at Sandewood Circle and what will be done. Ms. Landsberger reported that this is not within the MSBU jurisdiction, it's the County Public Works Department. Mr. Beukenkamp agreed and reported that Clay Simmons with the County should be contacted. Ms. Landsberger reported that the recent rain event has put the County behind on every project in the community, she will let Mr. Simmons know the concerns reported this evening. Mr. Beukenkamp reported that this is a political year and that there are lots of funding issues.

### **Bluewater Bay Street Light Upgrade – Sinder Perring, Chelco**

Ms. Perring reported that she has provided the MSBU Board of Directors with a map of the ninety-three (93) lights within Bluewater Bay. All lights have a number listed on the pole and if anyone needs to contact Chelco of a problem with the light, such as an outage, please ensure to reference this light number. A couple of lights within Bluewater Bay have been switched to LED lights, we hope to switch all of the lighting to LED in 2015. Mr. Perring reported that seventy (70) percent of the lights have a maintenance fee associated, this will increase a bit when they are all switched over to LED. Ms. Perring reported that 1,100 people share the cost of the 197 lights within the community which averages an estimated \$1.23 per month for all. The Woodlands has nine (9) lights that the neighborhood maintains. Mr. Griffith asked why the rates will increase permanently if the LED lighting lasts longer than what is currently in place. Ms. Perring reported that the LED are more expensive, however, the rates may come down at a later date. An owner in attendance reported that she has not seen any new lighting, Ms. Perring reported that part of Troon and Antiqua have been replaced.

Mr. Beukenkamp asked Ms. Perring if she can provide the Board with exact locations of all lights as well as provide an electronic copy of the lighting map to the Management Company to place on the website. Ms. Perring reported that she will forward the electronic copy to Management. Mr. Beukenkamp asked if Ms. Perring can give an overview of the pricing for the lighting. Ms. Perring reported that the lowest price for a Chelco light is \$13.33 per light, per month and that the highest light is \$26.33 per light, per month. Ms. Stretch reported that some of the lighting in her neighborhood are covered with shrubbery and need to be addressed.

The Board thanked Ms. Perring for her report.

### **III. Approval of Minutes**

The April 8, 2014 Board of Directors meeting minutes were approved with a motion from Mr. Tallman and seconded by Ms. Stretch. The motion was approved with a unanimous voice vote.

### **IV. Committee Reports**

#### **A. Financials – Jonathan Tallman**

Mr. Tallman reported on the April 30, 2014 financials:

The new expense center for 2014, tax collectors 2% commission, reflects a \$0 expense based on the April tax collection of \$13,907.82. The County will reflect the commission in the May 2014 financials.

We collected \$13,907.82 in tax revenue in April for a total of \$264,231.35 for the year. There is a balance of \$2,106.65 due from tax payers. Our expenses for April totaled \$31,095.42. Expenses for October through April total \$247,105.70 which includes the \$12,107.10 2014 reserve allocation and the \$29,166.65 supplemental contingency allocation. The county has not charged the cost of the sidewalks yet. The project will be expensed to the reserve account and will not be reflected in the operating budget. Review the April Expense by Vendor Report for detailed information on disbursements. I have met with Ms. Landsberger and reviewed the financials, invoices and check requests for disbursements and everything is in order.

Ms. Stretch made a motion to approve the April 30, 2014 financials, this was seconded by Mr. Beukenkamp, none opposed.

**B. Communication – Debbie Stretch**

**Parks and Recreation:**

Ms. Stretch reported that she does not have any additional information on the fitness park, she will attend the meeting with the county next month and give a report at the next Board meeting.

**Community Events:**

Ms. Stretch reported that a movie night at the golf course is being planned, however, it will cost an estimated \$600.00 and will need to seek help with coordinating where the funds will come from. Mr. Tallman reported that the Board should seek sponsorships from local businesses. Ms. Stretch agreed and reported that she needs help in coordinating and ensuring that we stay within the Sunshine Law. A homeowner in attendance asked about the park and who is funding it. Ms. Stretch reported that the County is paying for. Mr. Hall also reported to all in attendance that Ms. Stretch could use some volunteers to help her with this effort.

Ms. Rainwater reported that perhaps tickets can be sold or a user fee be established to fund future community events. Ms. Stretch wanted to emphasize that the MSBU is not spending any money on community events, it's all volunteerism and donations. Mr. Beukenkamp reported that the recent Easter Egg Roll was also based on donations. Ms. Stretch reported that thirty (30) baskets were donated for the Easter Egg Roll and every child that attended received one. Mr. Hall thanked Ms. Stretch for all of her efforts and planning the events.

**C. Landscape Maintenance – Judy Griffin**

**Landscape Report April 2014**

Ms. Landsberger reported the following on behalf of Ms. Griffin:

**Well at South Bluewater Blvd. Entrance to BWB**

Electric source is unknown which delayed the wiring of the pump start relay we had previously authorized Valleycrest to install. It took a couple vendors and Chelco to trouble shoot but the source was never identified. The latest vendor wired the pump start relay hot. Once wired it was determined that the pump was not operational.

The well contractor said that the well has not been operational for over a year. I authorized them to replace the pump. We need irrigation at the entrance before the seasonal plants are planted. Well had to be treated with chemicals to clean the well then new pump was installed. Irrigation at this area was inspected and deficiencies were reported. Proposal to follow.

Due to the fact that the plants were sitting at Valleycrest for so long they were in bad shape. Valleycrest offered a substitute plant for the Zinnias and to replace the Zinnias that had been planted at the Bay Drive entrance. They gave us a Premium Sunpatient at no extra charge. The selection was made for white and orange which will go nicely with the Purple Angelonia already scheduled for that section.

The south side tip was not planted due to the road crew working in that area in the next few weeks.

A full audit of the sprinkler system identified more sprinkler heads that need to be replaced. See Proposal.

Wall on Southwind Drive and Woodland Road was removed.

Debris Removal from the last storm was done by Downey Tree.

Tree Trimming – Waiting on management to schedule the tree trimming on the south side of Bluewater Blvd.

Pressure Washing – Waiting on management to find another contractor for pressure washing curbs and walls that had been previously approved (November). Awaiting proposals for curbs and soft cleaning of the walls.

Landscape RFQ – Developed a new RFQ to send to bidders. Ms. Landsberger reported that the Board will review the RFQ that Ms. Griffin provided, make any recommended changes and discuss at the June 2014 Board meeting.

Management introduced Christoph Landsberger and advised that he will be taking over all property support duties in Bluewater Bay.

**Management – Ms. Landsberger:**

Mr. Tallman asked Management about the orange barricades on Bluewater Boulevard. Ms. Landsberger reported that the standing water from the recent downpours has been so bad that the County started working on cleaning out the drains, this will be an ongoing project.

Ms. Stretch reported that the flower beds across from the tennis center look very bad. Christoph reported that Valleycrest is aware of the problem and will be taking care of it. Mr. Beukenkamp reported that the Board needs to get a report on all of Valleycrest's expenditures for any future repairs.

Mr. Beukenkamp reported that there is a communication problem that needs to be remedied. The wall that was approved for removal at the last meeting was not removed in a timely fashion, it should have been taken down prior to the sidewalk installation. Mr. Beukenkamp also reported that he has asked several times for brush removal to be done, it was just completed today, and he would like to have a phone number to contact Valleycrest directly.

Mr. Beukenkamp reported that the sidewalks are almost completed, some modifications were done and weather permitting, hope to have the project completed next week. Ms. Stretch reported that she noticed a large crack in the new sidewalk just past the golf course. Mr. Beukenkamp reported he will have it addressed.

Mr. Tallman asked if the Board can prioritize getting the Winged Foot Drive sidewalks expedited. Ms. Landsberger reported that she believed that the County was going to do one project per year and it may be more costly to expedite. Mr. Beukenkamp recommended having the Board contact all five (5) commissioners to see if it can be done. Ms. Stretch agreed and reported it's a very dangerous area.

Ms. Landsberger reported that it appears that some of the content on the website is no longer on there, she has two web administrators working the problems. It was also reported that the County will not give the MSBU Board members email addresses and Management is working to get them initiated through the website.

**V. Old Business**

**VI. Unfinished Business**

Mr. Hall reported that he has not received any input on the goals discussed at the last meeting. Mr. Hall also reported that he and Ms. Griffin were working on a Disaster Preparedness Plan and held a meeting that was properly noticed. Mr. Hall also reported that he spoke with the County and Staff on possibly having a Disaster Prep training class, will discuss further at the June Board meeting.

Mr. Beukenkamp reported that it was decided at several meetings that each Board member would be liaison's for 4-5 associations and asked all Board members to contact Management with the listing of who they will represent. A homeowner in attendance reported that having the MSBU attend association meetings is a great idea.

Mr. Beukenkamp asked about the National Wildlife's Federation certification status. Mr. Duresky reported that the registration fee is \$75.00 and he had volunteered to pay the fee and that the certification would come later. Ms. Fralix asked, if Bluewater Bay becomes wildlife certified, how can the community get rid of the beaver problem? Mr. Hall reported that the DEP needs to be notified.

Mr. Beukenkamp reported that the trees at the Hidden Lakes area are very overgrown and need to be addressed. Also, White Point Road to the Woodlands needs to be evaluated as well.

V. **New Business**

**Adjournment**

The meeting was adjourned at 7:25 pm with a motion from Mr. Beukenkamp.

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Submitted by: Meredith Collins

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Approved by: Steve Hall