

**BLUEWATER BAY MSBU
BOARD of DIRECTORS
Public Meeting
December 16, 2014**

I. Call to Order

Chairman Steve Hall called the meeting to order at 6:00 p.m. Present were Directors Judy Griffin and Debbie Stretch. Felix Beukenkamp and Jonathan Tallman were absent. The presence of a quorum was confirmed. Also attending were Kathy Dillon, Joe & Betty Severino, Frank Botti, Steve Duresky, Jason Connor and Danny Wilcox with Valleycrest Landscaping, Delores VonHaven, Marcia Sanders with the Bay Beacon, Pat O'Neal and J.R. Pimel. Representing Bluewater Management Services were Darlane Landsberger and Meredith Collins.

II. Announcements

A. Next Public Board Meeting

The next Public Board Meeting will be held on January 20, 2015 at 6:00 p.m. in the Conference Room of Bluewater Management Services, located at 4400 Hwy 20, East, Suite 311 (Directly Behind the Bluewater Post Office), Niceville, Florida.

B. Public Comments

Ms. Dillon reported that the old website had a commentary page and can one be added to the new website. Ms. Landsberger reported that she will speak with Ms. Alford on possibly adding a blog.

Mr. Severino reported that ValleyCrest is doing a great job and there is a lot of attention to detail. He also reported that the lines need to be repainted on Bluewater Boulevard. Ms. Griffin reported that she will contact the county to see if they can facilitate.

Mr. Duresky reported that he was glad to see that "crowd funding" was discussed at the last meeting. It was reported that there is a lot of planning needed to get committee's involved.

An owner from Chantilly Circle reported that ValleyCrest is doing a great job and reported that Chantilly Lake is having problems with algae and asked if this will fall under the other lake issues. Mr. Hall reported no, it would not. Mr. Severino reported that AVCON Engineering asked who owned the lakes and a homeowner reported that the County owns them. Mr. Hall reported that the MSBU is not listed on any of the documents. A homeowner in attendance reported that Gleneagles should pick up the tab for the Lake as they get the advantage of the use of the pumps.

C. Approval of Minutes

The November 18, 2014 Board of Directors Meeting minutes were approved as amended with a motion from Ms. Griffin and seconded by Ms. Stretch, none opposed.

III. Committee Reports

A. Landscape – Judy Griffin

Ms. Griffin reported the following:

- Ms. Griffin reported that she has a meeting with Brad Davis, Landscape Architect that is preparing the landscape RFP this Thursday and will report on the landscape plan at the January Board meeting
- Ms. Griffin reported that she received a letter from Mr. Joe Severino ref: algae in Chantilly Lake and forwarded to Management to forward to the Board
- There were some Christmas wreaths removed last Christmas season and it is unknown who took them, contacted the landscape company and the management office. Ms. Griffin reported it may be a nice gesture to reimburse the owners who purchased them or at the least advise to management and contractors to NOT remove the wreaths at St. Andrews and Gleneagles.

B. November 2014 Financials – Jonathan Tallman

Ms. Landsberger reported that we will approve both November and December's financials at the January Board Meeting.

C. Communication – Debbie Stretch

Community Events

No events are planned at this time

Parks & Recreation

Ms. Stretch reported she received an email today from Paige Floyd-Hart from the County and read the following email:

At our last parks and recreation meeting this month, we discussed the improvements to the park at the Woodlands. The county has cut the parks budget drastically for 2015 and allocated most of those fees to stormwater improvements through an ordinance that was passed amongst the County commissioners. The word I received from Parks staff was that it would be at least two years before improvements would be made to the Woodlands. It has been suggested for residents to reach out to their county commissioner, respectively, in our zone that would be Kelly Windes. The best way to get movement any quicker is for residents and MSBU members to reach out to our county commissioners and let them know that this is an improvement that we want and would like to see done sooner rather than later. We are all paying through our tax bill so it is a frustration for me to hear two years from the Parks staff.

The squeaky wheel gets the grease and we need to come up with ways and encourage the residents to reach out to our county commissioners and let them know this is something we want done!

Ms. Stretch reported that grant money would be used to pay for the park, not MSBU funds.

IV. Unfinished Business

Flooding / Drainage within Bluewater Bay Report – Mr. Beukenkamp:

Mr. Beukenkamp asked to put this off until the January Board meeting.

Ms. Stretch brought it up as a communications issue due to community misconception that the MSBU will be funding this project. Ms. Stretch reported that the lake flooding issue is not within the MSBU Ordinance and made a motion to not fund the project, this was seconded by Ms. Griffin.

Discussion:

Ms. Stretch recommended that the MSBU not fund any aspect of the flooding issues and engineering studies based on the project being on private property, not public property. Ms. Griffin shared information she obtained from the Attorney General Office on other issues regarding public funds being used on private property. Mr. Hall is concerned about the right of way on Curaso. Ms. Griffin reported that Public Works will most likely be the ones to take care of it. Ms. Severino was concerned about AVCON not being paid for their work. Mr. Hall answered that they were willing to take on the front end to receive the work. Mr. Hall is concerned that the MSBU is backing out of the effort, Ms. Griffin reported that there is a lot of press that the MSBU will fund the project, Mr. Hall agreed that the money isn't there. Ms. Stretch reported that the Board should continue support as a liaison, as we have in other community efforts. Mr. Hall appreciated the clarification.

Ms. Severino reported that she brought this up recently at an Ad Hoc Committee Meeting and was told that the lake is a storm water retention pond, not a Lake. Ms. Landsberger reported that she just met with Tom Hanks with the Bluewater Bay Resort and hope to have a workshop meeting at the end of January. Ms. Landsberger reported that the pipe goes underneath Lakeside Village and a county road and if Bay Drive erodes or collapses, there is no other way out. This item will be revisited with the County. Mr. Hall reported that its' aging infrastructure. An owner in attendance reported that all water flows into the Choctawhatchee and that no drainage repairs will keep the water from flowing.

Another homeowner in attendance reported that perhaps the problems can be mitigated privately within Southwind and Sunset Beach and that per Mr. Beukenkamp there is quite a bit of FEMA money specifically for these types of projects. Ms. Griffin reported that the Ordinance doesn't say anything about storm water run-off and that the MSBU should not participate. Ms. Severino reported that she believes that AVCON should be paid for their services completed thus far.

Mr. Hall reported that his concern on the motion made to not fund the drainage project is that there is minimal Board members present and he does not want to send the wrong message on not allowing Mr. Beukenkamp to move forward. Mr. Hall reported that he would vote against the non-funding this evening. Ms. Griffin reported that she and Ms. Stretch are trying to convey that the MSBU Board will not be able to fund the AVCON services. Ms. Stretch again made a motion to not fund the project, this was seconded by Ms. Griffin who agrees to not spend MSBU funds, however, continue to support, Mr. Hall opposed.

Association Board Assignments:

Ms. Landsberger reported that assignments still need to be made and it should be completed by January 2015. Ms. Landsberger was asked to send the Board what associations have already been taken and by what Board member.

New Business:

Discuss MSBU Attorney Engagement:

Ms. Collins was asked to send the fee schedule from Becker & Poliakoff to the Board and it will be discussed at the January 2015 Board meeting. Mr. Hall also reported that an RFP should be put together and he will facilitate.

Establish January 20, 2015 MSBU Board Meeting Agenda:

The Board Organizational Meeting will take place on January 20, 2015 to elect Chairman, Vice Chairman, Finance Chairman, Landscape Maintenance Chairman and Communications Chairman.

Management was also asked to refer to the minutes for any additional unfinished business for the January 2015 Board agenda.

V. Adjournment

The meeting was adjourned at 6:50 p.m. with a motion from Ms. Griffin.

Submitted by: Meredith Collins

Approved by: Steve Hall