

**BLUEWATER BAY MSBU  
BOARD of DIRECTORS  
Public Meeting  
February 17, 2015**

**I. Call to Order**

Chairman Debbie Stretch called the meeting to order at 6:00 p.m. Present were Directors Judy Griffin and Felix Beukenkamp. Jonathan Tallman and Steve Hall were absent. The presence of a quorum was confirmed. Also attending were Chris & Jane Olsen, Betty Severino, Marcia Sanders with the Bay Beacon, Jason Connor and Danny Wilcox with Valleycrest Landscaping, Mary Tiaht, Kris Snyder, Nancy Beukenkamp, Karl Welhart, Ron Daugherty, Leroy & Edna Thornal, Stephen & Lori Burgess, William & Michelle Hall and Delores VonHaven. Lynn Hoshihara, County Attorney was also in attendance. 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 March 17, 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. Approval of Minutes**

The January 20, 2015 Board of Directors Meeting minutes were approved with a motion from Ms. Griffin and seconded by Mr. Beukenkamp.

**Discussion:**

Mr. Beukenkamp reported that he cannot approve the minutes as written, there were many errors. Ms. Griffin made a motion to table the approval of the January 20, 2015 Board Meeting Minutes until the next scheduled Board of Directors Meeting, this was seconded by Ms. Stretch, none opposed.

The February 11, 2015 Board of Directors Meeting minutes were approved with a motion from Ms. Griffin and seconded by Ms. Stretch, none opposed.

**III. Committee Reports**

**A. Landscape – Judy Griffin**

Ms. Griffin reported that Valleycrest has been very busy this past month and recently renovated the Indian Hawthorne's and cleared the tree lines on Bay Drive. Two truckloads of debris was removed and the large ornamental grasses were cut. Pine straw application will be done in late March this year. There is thirty (30) feet of red tip hedge that will need to be removed on Bay Drive by the Marina that is diseased.

Ms. Griffin reported that she met with Bailey, the seasonal color specialist at Valleycrest and the season spring color will be installed before the Easter holiday.

Ms. Griffin recommends taking away some of the seasonal color at the monuments, such as the annuals, which will save an estimated \$3,500 for each change out that will not be done. Ms. Griffin recommends putting pine straw in those areas, once the renovation is completed, it will look great, less money spent and low maintenance.

Ms. Griffin also recommended taking the color out at the traffic circle, will save \$1,000.00. Ms. Stretch asked what would be put there once removed. Mr. Wilcox from Valleycrest reported that possibly put in some African Iris in that area. Mr. Wilcox will provide some plans for discussion at the next meeting.

## **B. Finance – Felix Beukenkamp**

Ms. Landsberger reported on the January 2015 financials:

- In January \$296.00 was spent on irrigation
- In January \$266.00 was spent on sign repairs within the community
- A total of \$1,428 was spent on utilities

Mr. Beukenkamp made a motion to approve the January 31, 2015 financials, this was seconded by Ms. Stretch, none opposed.

## **Budget Revision Discussion – Mr. Beukenkamp:**

Mr. Beukenkamp reported the following:

- Met with the Dave Skarzynski, Budget Manager at the Clerk of Court and he reported that the MSBU began the year with \$20,119 in charge (negative cash), and a \$22,671 reduction in the reserve account
- Mr. Beukenkamp reported that Ms. Landsberger provided a proposed adjusted budget for the Board's review
- Mr. Beukenkamp's report tried to separate assets & liabilities from revenue and expenses for easier reading
- The MSBU ordinance requires ten (10) percent of revenues remain in a reserve account
- The 2015 year started with \$20,119 overspent in 2014 not charged to reserves and the MSBU still has to pay a \$29,440.23 invoice for the Southwind sidewalks. The Southwind sidewalks were completed in 2014, however, they were not billed until 2015
- The total projected 2014 liabilities amount to \$49,559.23
- Recommend having another workshop to discuss the budget
- Mr. Beukenkamp reported that Ms. Landsberger has changed the budget line items using the last four digits of the county account numbers
- Mr. Beukenkamp reported that when check requisitions are approved, we need to book these as expenses, in order to be able to provide the board with accurate reports. Ms. Landsberger reported that she mimicked the county's report and took the data right off the reports that were provided to her.

The Board scheduled a Budget Workshop meeting for Tuesday, March 3, 2015.

## **IV. Unfinished Business**

### **Ad Hoc Lake Flood Committee Report – Mr. Beukenkamp:**

Mr. Beukenkamp reported that he had a telecom meeting with the state and Mr. Chris Olsen. Mr. Olsen reported that they had questions on timing, EPA, permitting, etc. Received an update yesterday and forwarded to AVCON for answering.

Mr. Beukenkamp reported that he attended Public Works meeting on Wednesday, February 4<sup>th</sup> from 3:00-3:55 p.m. Attending was, from the County Attorney's office: Mr. Gregory Stewart, Ms. Kerry Parsons, and Ms. Lynn Hoshihara (by speaker phone); from AVCON, Ms. Tonya Nations, Mr. Lee Lewis and Mr. Rick Baldocchi; from the County Public Works Department, Mr. Jason Autrey and Ms. Ann Halber were present. A lot of specific issues were discussed relating to the legality and applicability of the grant application. Ms. Hoshihara reported that MSBU funds could be used on the public property within the district, for example to conduct a study. Mr. Stewart said that MSBU funds could most likely not be used for improvements on private property. It was Ms. Hoshihara's opinion that the money can be used as community services and funds would be limited on public property. Mr. Beukenkamp reported that it was discussed previously to have the MSBU pledge \$6,500.00. At the last Board meeting Mr. Tallman reported that there may be funds available through the Restore Act. Until we get an answer of an award from the County, we will not know what the exact scope of the work associated with the grant will be.

Ms. Stretch reported the following to Ms. Hoshihara:

- Ms. Stretch reported that at a prior Public Workshop Meeting held in 2013 where the Master Plan was discussed, it also reported that drainage is generally not an MSBU responsibility.
- Ms. Griffin reported that she was basing her opinion on how the ordinance reads

Ms. Hoshihara reported that the question was posed to her "are the funds available?" Ms. Hoshihara reported that she did not look into the county or the statute on who is responsible for the flooding.

Ms. Hoshihara reported that she suspects someone at the Public Works Department would be able to define who is responsible. Perhaps it's not a county responsibility or the county cannot get to the project

Ms. Hoshihara reported that if the Board chose to fund their pledge of \$6,500.00, it would not hurt to ask exactly whose' responsibility it is before moving forward.

Ms. Griffin reported that the ordinance reads that the Board can increase the MSBU assessments five (5) percent annually. If the Board wanted to increase that percentage, does a referendum need to be done? Ms. Griffin reported that the sidewalk project has been in the works for several years.

Mr. Beukenkamp reported that while looking for sources of funding, AVCON bid on doing the plans and Mr. Lewis, of AVCON, found out about the grant within the County. Ms. Hoshihara reported it is favorable if all affected homeowners in the flooding area participate. Mr. Beukenkamp also asked all in attendance if they have photograph of flood damage to please forward this information to Chris Olsen, a member of the Lake Flood Committee.

A homeowner in attendance reported that due to the flooding problems they have had rodents, cotton mouth snakes, bugs, etc. A matching pledge from the MSBU of \$6,500.00 is small price to pay to assist in the community with the flooding issues.

Mr. Beukenkamp reported that he wishes to have all five (5) MSBU Board members present to vote on the pledge of \$6,500.00.

A homeowner in attendance reported that he has lived in the community since 2008 and the dam broke last year and that had never happened before.

Ms. Stretch reported she recently spoke with Jerry Zivan and he asked if anyone looked into the removal of any beaver dams.

### **New Business:**

#### **Discuss MSBU Attorney Engagement:**

This item has been tabled until a report from Mr. Hall is received.

#### **County Attorney – Ms. Lynn Hoshihara:**

Ms. Hoshihara reported on the Sunshine Law, Public Records and Ethics. Please see the attached power point presentation.

Ms. Stretch asked if she and Ms. Griffin can work together on a Community Event, such as the annual Easter Egg Roll. Ms. Hoshihara reported that she can work together as long as there is nothing to vote on. Ms. Hoshihara also asked if there are any questions, to feel free to contact her.

#### **Contractors Review / Calendar of Deadlines for County (i.e., Christmas lighting, budget, contracts):**

Ms. Griffin reported that it should be done now and she provided the Board with copies of scoring/survey sheets for input. Ms. Griffin will do the Landscape Contract, Ms. Stretch will do the Management Contract. Mr. Beukenkamp reported that he has another version of the scoring sheets from another organization; and the Board will discuss these reviews at the March 17, 2015 Board meeting.

#### **Establish March 17, 2015 MSBU Board Meeting Agenda:**

Some items for the March 17, 2015 Board meeting agenda are:

- Carry Over Budget
- Committee Reports
- Results of Contractor Surveys distributed
- Ad Hoc Lake Flood Committee Report

### **Public Comments**

A homeowner in attendance reported that he does not live within Bluewater Bay, however, with the past flooding his house received quite a bit of damage and reported that the swamp was two (2) feet higher at that time than it is today.

Mr. Olson reported that he is representing all of his neighbors around the lake and he appreciates all of the work that the MSBU has done and quoted that the lake flooding is covered under section 1, to maintain the quality of life within Bluewater Bay.

Mrs. Beukenkamp asked if the grant is approved, how much is the expected pay out. Mr. Beukenkamp reported that is \$400,000.00, however, if needed, Mr. Lewis with AVCON could explain specific aspects of the grant in greater detail. Mr. Olson reported that the grant will benefit all within the community.

Mr. Ron Daugherty reported that he is the President of Royal Oak Village and that four (4) units out of 76 had flood damage. He also reported that they have not contacted the MSBU to help in their effort, however, the County is replacing drainage in their association, but the homeowners are paying \$24,000 to improve the drainage problems, including a drain that connects to Bay Drive.

A homeowner in attendance asked to whom she can forward the photos and invoices from the flood damage to her home to. Mr. Olsen reported that he will set up a website for this purpose.

Ms. Landsberger reported on a note that was left at the office from a homeowner that read, "School buses are parking on the grass area of Bay Drive each day. What little bit of grass is there is dying, they were run off a couple of years ago. Need to remind them to park at the Tennis Center or elsewhere. The Bus Barn at the County Office should be notified."

Mr. Beukenkamp asked Ms. Landsberger to send the Board a copy of the Board liaison listing that was discussed at the last meeting.

## **V. Adjournment**

The meeting was adjourned at 7:39 p.m. with a motion from Ms. Stretch.

---

Submitted by: Meredith Collins

---

Approved by: Debbie Stretch