

BLUEWATER BAY MSBU
BOARD of DIRECTORS
Public Meeting
October 13, 2015

I. Call to Order

Chairman Debbie Stretch called the meeting to order at 6:00 p.m. Present were Directors Jonathan Tallman and Steve Boswell. Felix Beukenkamp and Judy Griffin were absent. The presence of a quorum was confirmed. Also attending were Marcia Sanders with the Bay Beacon, Jason Connor and Danny Willcox with Valleycrest Landscaping, Kathy Dillon, Chris Olson, Joe Conrad, Jack Burger, Pat and Phil Fralix, David Vardaman, Lee Lewis with AVCON, Betty Severino, Lynne Whittemore and Kathy Ford. 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 November 10, 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 September 8, 2015 Board of Directors Meeting minutes were approved as presented with a motion from Mr. Boswell and seconded by Mr. Tallman, none opposed.

III. Committee Reports

A. Finance – Ms. Landsberger on behalf of Mr. Beukenkamp

Ms. Landsberger reported the following:

September 30, 2015 Financials:

Ms. Landsberger reported that the year-end financial is on the website and that the final numbers will be provided by the County by the end of October 2015. Special thanks to Valleycrest for keeping the costs down and providing alternative plantings. The September 30, 2015 financials were approved with a motion from Mr. Tallman and seconded by Mr. Boswell, none opposed.

B. Landscape – Ms. Landsberger on behalf of Ms. Griffin

Ms. Landsberger reported the following:

- Ms. Griffin met with Valleycrest and adjusted some of the services that were cut back earlier this year. They felt that there were some areas that could forgo so that we would have some funds to direct to other areas that need attention. Ms. Griffin will have an updated plan and cost next week for the Board to approve.
- Discussed adding some Bahia Grass on the sides of the road that have washed away in recent

storms. Mr. Willcox felt that the Bahia, once established can manage without irrigation (spring planting).

- Add sprinkler heads in front of the Woodland entrance so that we plant Asiatic Jasmine to improve the look of the entrance (spring planting).
- Replace Mulhey Grass that has declined in the median of Hwy 20 (spring planting).
- Renovate the monument landscaping north and south.
- FUTURE ENHANCEMENTS:
 - Add a new well to service the median from Bay Drive to the clubhouse (2017 with Board approval).
 - Mr. Willcox also found that Prestwick Drive is where one of the water connections that we pay for is located. It is not currently working and would need to be repaired. Will need to discuss
 - There is a well on Bay Drive that is in need of repair, Ms. Griffin authorized \$180.00 to diagnose the problem and report back to Ms. Griffin.
 - Ms. Griffin selected the seasonal color for the winter, she selected the red/yellow mix with a holly accent since we had gold and purple this summer. Ms. Griffin felt that it looked for festive for the holidays and is sure that it will look great as usual.

Ms. Landsberger reported that the County has come out and removed some trees and branches and Valleycrest also picked up some branches. A homeowner reported that a pine tree has fallen down on the bike path and there are many vines hanging down that need to be addressed. She also reported that traffic is becoming a nightmare by the traffic circle and asked what can be done. Ms. Landsberger reported it will be addressed and she will contact the County. Another homeowner reported that reflectors can be installed to keep the drivers from cutting short at the circle.

C. Communication – Steve Boswell

Community Events – Mr. Boswell reported that the next scheduled movie night will be held on Friday, November 13, 2015 and the animated movie chosen will be “Hotel Transylvania”. Working with sponsors now and signs are being made for placement prior to the event.

IV. Unfinished Business

A. Winged Foot Sidewalks

Ms. Stretch reported that she and Ms. Landsberger met with Mr. Jason Autrey the Director of the Okaloosa County Public Works this morning to discuss the sidewalks. Mr. Autrey reported that they are very busy right now, however, will look at putting a plan together with some final figures for the next meeting. It appears the project will not be on the schedule until spring. Mr. Tallman volunteered to be the point of contact for the Winged Foot sidewalk project.

B. Lake Flood Committee Report and Grant Information

Mr. Olson reported the following on behalf of the Lake Committee

- The County’s grant application has been approved and hope it’s the \$400,000.00. We will be kicking in high gear on raising money for the local share that must be

contributed. The Committee will prepare a more in-depth report for the MSBU Board and may be also asking the MSBU for additional funds.

- Ms. Stretch asked how much money has been raised thus far. Mr. Olson reported an estimated \$15,000.00. Ms. Stretch asked how many homes are affected by the flooding. Mr. Olson reported that there is an estimated twenty-one (21) home affected.
- Ms. Fralix reported that several of the beaver dams are on private property and the County is trying to gain access to remove them. Mr. Brett Heinle from the Marina removed two dams. Ms. Stretch reported that she was told that there is a total of ten (10) dams and that a gentleman came to a meeting a while back and volunteered to trap the beavers and take them to TN. We need to actively work on getting rid of the dams to ensure that the water flows properly. Ms. Stretch reported that the Lake Flood Committee should be more active with the flooding issues than the MSBU. Ms. Fralix said that the lake committee was looking for more moral support from the MSBU than financial support. Ms. Fralix asked if the committee could possibly have a link on the MSBU website. Mr. Olson reported that the capacity of water levels has degraded over the years. Ms. Landsberger reported that the County needed an entity to move forward with the grant and that's where the MSBU came in and got involved.
- Mr. Lee Lewis with AVCON reported that the application was put together and a lot of detailed information was needed. FEMA issued the grant in two phases and Mr. Lewis spoke with Mr. Autrey and they volunteered an estimated \$10,000 in in-kind services.
- A homeowner in attendance asked exactly where the flooding area is and proximity to the lake and if other neighborhoods are impacted. Ms. Fralix reported that Mr. Olson is going to re-do the flyer with detailed for Phase I and will have it available for the next MSBU Board meeting.
- Ms. Stretch asked who is in charge of fundraising efforts, and who is on the committee. Ms. Fralix volunteered to handle fundraising. Ms. Stretch asked the lake committee to provide a list of who is on their committee, who is on the fundraising committee and contact information for each of the members and provide it to the Board next month.

New Business:

Holiday Decoration Discussion:

Ms. Landsberger reported that the holiday decorating was taken out of the budget for 2016 and it was discussed having a local company put up the decorations. Do not currently have the figures today, however, the MSBU owns the decorations and the company who put them up last year is storing them. The main entrances as well as the Woodlands, Bluewater Boulevard and Range Road are the areas to decorate.

Community Book Houses:

Ms. Stretch reported that sponsors will be needed for the Community Books Houses and it will cost \$500.00 per sponsor. There will be a total of six (6) houses throughout the community and if someone wishes to split a sponsorship, they can. The areas for placement will be:

1. Marina

2. Tennis Center
3. Golf Club
4. Small pond outside of the gate
5. Woodlands Park
6. Outside of the Woodlands Gate

Establish November 10, 2015 MSBU Board Meeting Agenda:

The following items will be on the November Board Meeting Agenda.

1. Winged Foot Sidewalks – allocation of funds
2. Lake Flood Committee Report

Public Comments

A homeowner in attendance asked the Board about signage throughout the community, in particular, there is a Skeeter Joe sign on Bay Drive can it be removed. Ms. Stretch reported that the sign is on the Tennis Center property. Ms. Landsberger reported that all of the other signs have been removed with the exception of the one at the Tennis Center.

Ms. Severino reported that the Garden Center planted special plants and asked Valleycrest about spraying of pesticides. Mr. Willcox reported that we do not spray anything more than four (4) feet.

A homeowner in attendance reported that pet owners are not picking up after their pets. Ms. Dillon recommended that signs be put up within the community to ensure people pick up after their pets.

Ms. Stretch reported on several emails that were received from homeowners (please see attached). One was a request from Mr. Duresky to install pull-up bars in two common areas and the proposal would be to install one bar at the entry, probably on Bluewater Boulevard to the paved path that goes over to Bay Drive. Install the other bar by the Boy Scout built benches across from Woodlands Drive near the entrance to Southwind (next to the pond). There would be no labor involved as it would be an Eagle Scout project and Mr. Duresky and Mr. Vardaman would take care of everything, including funding. Mr. Tallman reported that along the trail areas would be a good place, not by the benches. Mr. Boswell made a motion to approve the placement of the two common areas, this was seconded by Mr. Tallman, none opposed. It was emphasized to ensure that the location does not obstruct the lake view. Mr. Tallman volunteered to oversee and approve the positioning.

V. Adjournment

The meeting was adjourned at 7:00 p.m. with a motion from Mr. Tallman.

Submitted by: Meredith Collins

Approved by: Debbie Stretch