

BLUEWATER BAY MSBU
BOARD of DIRECTORS
Public Meeting
December 8, 2015

I. Call to Order

Chairman Debbie Stretch called the meeting to order at 6:02 p.m. Present were Directors Jonathan Tallman, Judy Griffin, Felix Beukenkamp and Steve Boswell. The presence of a quorum was confirmed. Also attending were Danny Willcox with Valleycrest Landscaping, Chris Olson, Ann & Jeff Upp, Pat Fralix, Betty Severino, Mr. Weaver and Christine Rollins. 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 12, 2016, 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 November 10, 2015 Board of Directors Meeting minutes were approved as amended with a motion from Ms. Griffin and seconded by Mr. Beukenkamp, none opposed.

III. Committee Reports

A. Finance – Mr. Beukenkamp

Mr. Beukenkamp reported the following:

November 30, 2015 Financials:

Mr. Beukenkamp reported on the November 30, 2015 year end financials:

- Collected \$29,924.24 to year to date
- There is nothing unusual on expenses as we are only into the second month of the fiscal year

Mr. Beukenkamp made a motion to approve the November 30, 2015 financials, this was seconded by Ms. Griffin, none opposed.

B. Landscape – Ms. Griffin

Ms. Griffin reported the following:

- Ms. Griffin asked if there were any homeowners from the Woodlands present and asked what they thought of the improvements at the entrances. Ms. Rollins reported that both entrances look great and thanked Ms. Griffin.
- Ms. Griffin reported that she, Valleycrest and Management performed a drive through last

Friday and pine straw application has been completed, however, an additional 10-20 more bales are needed.

- Will be working on trimming back bushes and grinding of the stumps of the trees that were removed
- The pansies are looking a little rough and will be replaced as needed
- Replaced an irrigation cover on Chantilly Circle that washed away with the recent rains
- The lift station by Gleneagles will be revisited in the spring during the planting season
- Hope to come up with a plan for the raised beds no later than February for spring planting. Ms. Griffin also reported that she hopes to have a volunteer work day and will be looking for volunteers to help out
- Ms. Landsberger thanked Danny Willcox and Valleycrest for picking up the debris off of Bay Drive. Ms. Landsberger also reported that she purchased some wreaths for the Woodlands and hope to have them placed by tomorrow afternoon. Ms. Severino asked who purchases the wreaths for the entrances, Ms. Landsberger reported that each individual association purchases the decorations

C. Communication – Steve Boswell

Community Events – Mr. Boswell reported that the movie night exceeded our expectations and at last count there were 189 people. These events enhance the community and most of the families that attended reported that they found out about it through social media.

IV. Unfinished Business

A. Lake Flood Committee Report and Grant Information

Mr. Beukenkamp reported the following summary of funds collected to this point in time, they are:

\$4,700 – Neighborhood Collections
\$3,400 – MSBU Contribution for 2015-2016
\$2,000 – Europe Co. Management/Bluewater Bay Development
\$10,100 – Total Contributions

Pledges are as follows:

\$5,000 – Bluewater Bay Resort – payable in spring of 2016
\$2,000 – Randy Wise Homes – may be increased up to \$5,000
\$7,000 – Total Pledges

\$17,100 – Total Pledges & Contributions
\$22,560 – Total amount of local contributions required for Phase I of grant

\$5,460 – Remaining of Local Share amount to be funded

Mr. Beukenkamp reported that he represented the MSBU at the Board of County Commissioners (BCC) Meeting in Crestview on December 1, 2015. In order to speak to the agenda item regarding the State of Florida Emergency Management Flood Mitigation grant awarded to the County in June of 2016. The order of business in front of the BCC was to vote on approving the contract to enter in the grant agreement with between the County and the State of Florida. The

County budget and legal staff, at the direction of the County Administrator and Mr. Kelly Windes, has recently stated that our Committee, through the MSBU, must provide the entire amount of the local contribution for each phase of the grant. This requirement is a change to what was presented by Mr. Windes when I discussed the details of the grant mechanics with him back in July and August.

The BCC has asked that someone assure that the local share of the funds will be generated from the community. Very much like the character of the actual work (is the County, the Resort or the homeowners responsible for the work?), the local share funding issue has been somewhat an issue no one seems to want to take responsibility for at this time. My comments to the BCC pointed out that the County was about to receive a \$400,000 infrastructure benefit, the first phase of which is \$132,560, for little or no cost. My question to the BCC was, “are you willing to jeopardize losing this benefit, allowing the damage to the homes and property in this area of Bluewater Bay due to a shortfall of around \$5,000?”

In return for the MSBU commitment to guarantee the \$5,460, our Flood Lake Committee has not already collected or received in pledges, the BCC is willing to “lend” the MSBU this money for a period (I have suggested two (2) years, the motion will need to be approved by the BCC.) It is the Flood Lake Committee’s feeling that we should be able to raise this amount of money well within the two year period. I stress that the request from the BCC is for a guarantee, not a payment. I have asked the Flood Lake Committee to prepare a report that for the MSBU Board that will outline how the remaining \$5,460 will be raised.

The second phase of the grant work, which will require additional funding is not expected to be considered until the summer of 2016. At that time, the Committee and the MSBU will most likely need to review how much money will need to be raised for Phase 2 of the grant.

Mr. Beukenkamp reported that the current Flood Lake Committee cannot do all of the work and asked for additional volunteers.

Mr. Chris Olson reported on Projected Fundraising Activities, they are:

Time Period	Event	Projected Fundraising Yield
Mar/Apr	Gold Tournament	\$4,000-\$6,000
Mar/Early Jun/Sep (at Least two)	BWB MSBU 5K/Fun Run. BWB has a lot of runners and a lot of families who would push kids in strollers. These times don’t conflict with other events. This Fundraiser could be conducted in conjunction with another MSBU cause.	\$1,000-\$2,000
Various (Feb, Apr, etc.)	Bake sales at events such as the BWB Arts Festival movie nights, BWB Duathlon, and other local events.	\$500.00
TBD	Community Yard Sale	TBD
Ongoing	Continued donations. Periodic giving could be a Small but steady source of income	\$2,000

Ms. Griffin asked if “crowd funding” has been done. Mr. Olson reported no, as they didn’t want to open a bank account. Ms. Severino reported that she is a member of the Garden Club and if they were to make a donation, who would the check be made out to? It was reported that the check should be made out to the Okaloosa County Clerk’s office. Ms. Severino also recommended that the Flood Lake Committee Flyer should be presented to all local organizations.

Mr. Beukenkamp reported that the County needs a letter with the following on MSBU Letterhead and signed by the MSBU Chair:

1. Designated MSBU representative for the purpose of the grant. At the November 2015 Board meeting the Board appointed Mr. Beukenkamp.
2. The MSBU will commit to the local cash match.

Mr. Beukenkamp reported that he is comfortable with the time window to have the money paid for the first phase of the grant. Ms. Landsberger asked how will it be funded? Mr. Beukenkamp reported that the \$3,400 that the MSBU pledged last month will be transferred by the county and all of the other money collected will be due on December 15, 2015, with the County making up the difference and then it be paid back with donations and fundraising efforts. Mr. Beukenkamp reported that no money will be coming out of the MSBU account. Mr. Tallman reported that the letter to the County does not specifically say that, the letter reads:

“The Bluewater Bay Municipal Services Benefit Unit Board held a public meeting on December 8, 2015 and approved the commitment of \$22,560.00 as a local cash match for the above referenced grant. Furthermore, the Board guaranteed full payment no later than fiscal year 2017.”

Mr. Tallman reported that the language needs to be defined to read “will be raising \$22,560.00”. Ms. Landsberger reported that the County wants the letter very simple. Mr. Beukenkamp made a motion to approve the letter as written, this was seconded by Ms. Griffin.

Discussion:

Mr. Tallman reported that he would like to see the language changed.

Ms. Stretch asked each Board member to speak on the topic:

Mr. Beukenkamp reported that he believes that the MSBU is being held hostage and asked the Flood Lake Committee to write letters to the BCC as this should not be an MSBU commitment. The question came up as to the Bluewater Bay Resort’s contribution. Mr. Beukenkamp reported that he spoke with Mr. Hanks and the \$5,000 pledge commitment should be paid by Spring of 2016, upon the sale of Resort property to Randy Wise Homes.

Ms. Griffin reported the Bluewater Bay Resort needs to contribute, as they stand to benefit. Ms. Griffin also asked if the County can make a commitment to pitch in funds for the next phase. Mr. Beukenkamp reported that he can speak with Mr. Windes for a future commitment. Ms. Griffin reported that she will support the MSBU’s commitment if the County will help support.

Mr. Tallman recommended the following changes to the language and adding the verbiage: “this amount to be reduced by the amount of cash contributions and/or pledges for the above referenced grant. Furthermore, the Board guaranteed full payment of phase 1 no later than fiscal year 2017.”

Mr. Boswell reported that Mr. Windes, Mr. Stewart and Mr. Autrey sat in a meeting and this was not exactly what was said. Mr. Beukenkamp reported that Mr. Autrey reported at the last meeting that the lakes are owned by the Resort, however, Mr. Beukenkamp believes that this is a County issue because the lakes are the depository of the storm water generated by County right of ways. Mr. Boswell believes that the money can be raised with the proposed fundraising events.

Ms. Stretch reported that she would like to see more homeowners around the lake that are impacted be more active with the Flood Lake Committee and fundraising efforts as it appears they are letting everyone else do the work. Mr. Olson reported that he will recruit more neighbors to help with fundraising efforts.

The commitment letter was approved as amended, none opposed.

New Business:

Mid Bay Bridge Authority Waiver Request:

Ms. Landsberger reported that she received the following from Ms. Janet Fugate, the Director of Administration at the Okaloosa County Property Appraiser's Office reported that the Mid Bay Bridge Authority is considered an exempt entity. He also reported that all properties are taxed as to the use of the property so, if they are the sole user of these two parcels and nothing is leased out or rented out then they would surely be exempt even by Bluewater Bay. If they lease these two parcels out, then the Property Appraiser should remove the exempt code 03 and they will be taxed and you would tax with your BBCM for commercial use. Ms. Fugate reported that she has verified that these two parcels consist of a combined office that is being used as the Mid-Bay Bridge Authorities office.

Ms. Fugate reported that their records show that they purchased both of these properties from KMC Group LLC on November 17, 2014. Last year (2014) you had these two parcels coded as BBCM because KMC Group LLC is not an exempt entity, therefore they had to pay all taxes due. The BBCM code for 2014 would automatically roll over into the new year (2015) unless you change it. Due to the sale of these two properties from KMC Group LLC to Mid Bay Bridge Authority an exempt entity, I feel these two parcels should be totally exempt. Ms. Landsberger reviewed this with Mr. Smith and he said that they should be exempt as well. Mr. Beukenkamp reported that the County should receive ten (10) months of the \$63.00 MSBU fee for last year.

Community Book Houses Status Update:

Ms. Stretch reported that one of the book houses was installed today at 601 Birkdale Circle in front of the Windward Gate. Valleycrest also reported that they would sponsor a book house as well. Ms. Stretch reported that she will ensure that an article and photo is put in the newspaper.

Street Light on Bay Drive/Westlake Court:

Ms. Landsberger reported that Ms. Collins has contacted Sinder Perring at Chelco several times and has not received a response. Ms. Landsberger reported that the MSBU has never paid for this light and recommends that the MSBU not pay for the boring and other changes that were proposed as it's not their responsibility nor is it in the budget.

Mr. Beukenkamp reported that he spoke with Mr. Tom Hanks at the Bluewater Bay Resort about getting some tree trimming done by volunteers, a proposed date is January 16, 2016. Mr. Hanks had

some concerns on liability as the trimming will take place on the Resort property. Mr. Beukenkamp does not recommend more than five (5) people to volunteer and the areas that will be trimmed back are Bay Drive by the lake and the bottom of the Woodlands by the retention pond to open up the water views. Ms. Landsberger reported that if each volunteer uses their own equipment, they would be responsible for any liability. Ms. Griffin reported that when they did the Trail Clean-up Day, posters were placed on the trees a week before the event. Mr. Boswell also recommends putting it on Facebook.

Establish January 12, 2016 MSBU Board Meeting Agenda:

The following items will be on the January 2016 Board Meeting Agenda.

1. Organizational Meeting to Elect Officers
2. Lake Flood Committee Status Update

Ms. Stretch also recommends having a workshop at 5:30 p.m. prior to the Board meeting with Mr. Greg Stewart, County Attorney to discuss the ordinance, all agreed.

Public Comments

Ms. Dillon reported that the Christmas decorations look group.

Ms. Severino asked about tax exempt status. Ms. Fralix reported that the Flood Lake Committee would have to have a name and also apply with the IRS for an EIN number. Ms. Fralix reported that people that wish to donate also wish to get an exemption on their taxes.

Mr. Weaver asked when the Winged Foot sidewalks will be completed. Ms. Landsberger reported that the project should begin in the spring. Ms. Griffin reported that several owners also requested for lighting and benches along the Winged Foot sidewalks, however, we do not have a budget line item and donations and volunteers would be great. Mr. Weaver reported that he will speak at the next Windward Board meeting and see if some can be built and donated.

V. Adjournment

The meeting was adjourned at 7:12 p.m. with a motion from Ms. Stretch.

Submitted by: Meredith Collins

Approved by: Debbie Stretch