

**BLUEWATER BAY MSBU
BOARD of DIRECTORS
Public Meeting**

January 12, 2016

I. Call to Order

Chairman Debbie Stretch called the meeting to order at 6:11 p.m. Present were Directors Judy Griffin, Felix Beukenkamp and Jonathan Tallman. Steve Boswell was absent. The presence of a quorum was confirmed. Also attending were Chris Olsen, Linda Rusnak, Steve Duresky, Karl Welhart, Marcia Sanders with the Bay Beacon and Chris Rollins. Also in attendance was Lynn Hoshihara, County Attorney. Representing Bluewater Management Services were Darlane Landsberger and Meredith Collins.

II. Announcements

- A. Next Public Board Meeting will be held on February 9, 2016 at 6:00 p.m. in the Bluewater Management Services Conference Room, 4400 Highway 20, East, Suite 311, Niceville, Florida

III. Organizational Meeting:

The MSBU Board of Directors Organizational Meeting convened at 6:12 p.m. on January 12, 2016. Present were directors Debbie Stretch, Felix Beukenkamp, Jonathan Tallman and Judy Griffin. Steve Boswell was absent.

Debbie Stretch was elected Chairman with a motion from Ms. Griffin and seconded by Mr. Tallman, Mr. Beukenkamp opposed. Motion carries.

Jonathan Tallman was elected Vice Chairman with a motion from Ms. Griffin and seconded by Ms. Stretch, Mr. Beukenkamp opposed. Motion carries.

Steve Boswell was elected Finance Chairman with a motion from Ms. Stretch and seconded by Ms. Griffin, none opposed.

Judy Griffin was elected Landscape Maintenance Chairperson with a motion from Ms. Stretch and seconded by Mr. Beukenkamp, none opposed.

Felix Beukenkamp was elected Communications Chairperson with a motion from Ms. Griffin and seconded by Ms. Stretch, Mr. Beukenkamp opposed. Motion carries.

With regard to the Communications Committee, Mr. Beukenkamp reported that if this committee's responsibility includes scheduling movie nights, etc. he will not have time due to his busy schedule. Ms. Stretch and Ms. Griffin reported that a Committee should be formed for the Community activities.

Mr. Tallman reported that he will be resigning in August, however, will continue his position until that time.

IV. Approval of the December 8, 2015 Board of Directors Meeting Minutes

The December 8, 2015 Board of Directors Meeting Minutes were approved with a motion from Ms. Griffin and seconded by Mr. Beukenkamp, none opposed.

V. Committee Reports

A. Finance – Felix Beukenkamp

December 31, 2015 Financials:

Mr. Beukenkamp reported the following on the December 31, 2015 financials:

- The year to date actual is \$103,316.71
- October, November and December is an estimated twenty-five (25) percent of the budget
- Mr. Beukenkamp asked if the water meters were closed per the last meeting, Ms. Landsberger reported, yes
- Ms. Landsberger reported that the local share of the flood contribution has been dispersed

The December 31, 2015 financials were approved with a motion from Mr. Beukenkamp and seconded by Ms. Griffin, none opposed.

B. Landscape – Judy Griffin

Ms. Griffin reported the following:

- We renovated the entrance to the Woodlands, looks great and we wish that we could do all of the entrances, however, will address as funds are available
- Working on a plan for the monuments at the entrance. Hope to have a plan for the next meeting
- A lot of debris is being put on the right of way, please do NOT place any yard waste in that area, put in front of your home and Waste Management will pick it up. Ms. Landsberger reported that the BWB Golf Course left debris at Oakmont and Laura spoke with Mr. Hanks and they were going to have the debris removed. Ms. Landsberger reported that the County removed two leaning trees at the Woodlands entrance today
- Ms. Griffin reported that the street sign at Bluewater Boulevard and Oakmont was shattered and needs to be replaced. Ms. Griffin reported that all of the signs are aging and are brittle

Mr. Beukenkamp reported that he met with Mr. Hanks at the Resort on scheduling the work day that is scheduled for January 23, 2016 from 9:00 a.m. to Noon. We will meet between Bermuda and Lakeside and will be pruning the trees back on Bay Drive to open up the water view. Mr. Beukenkamp asked how the debris will be picked up. Ms. Griffin reported that bags can be purchased at Home Depot and then go on line for scheduling the pick-up and recommended that two (2) bags be purchased at \$29.00 per bag. Ms. Griffin volunteered to pick the bags up at Home Depot and if only one is used, we will have the other for future events. Ms. Griffin also reported that there is a website for volunteerism as well.

Ms. Griffin reported that we have not pressure washed any of the stack walls and it needs to be addressed. There are certain beds that will need removal of some of the top block rows. We hope to have a spring clean-up sometime in March.

Ms. Stretch asked Ms. Marcia Sanders with the Bay Beacon to please put an article in the Bay Beacon asking the community to please NOT place debris in the right of ways.

C. Communication – Debbie Stretch

Community Events

Ms. Stretch reported that she will be scheduling and coordinating four (4) movie nights for 2016.

Ms. Stretch also reported that an email was received to move one (1) of the pull up bars that was installed as it's right in front of her home and is an eyesore. Ms. Rusnak was in attendance and reported she sent the email and reported it's not "pretty" and asked if it can be moved three to four feet. Ms. Rusnak reported that she has lived in her home for thirty years and it's visible from her back yard and kitchen window. Mr. Duresky reported that he along with five (5) volunteers installed the pull up bars in concrete and it will not be easy to relocate. Mr. Tallman asked if it can possibly be moved along the trail at Oakmont Circle, as it will not be intrusive to the lake view. Ms. Rusnak also reported that she would contribute funds to have it relocated. Ms. Stretch asked Mr. Duresky if it can be moved. Mr. Duresky reported that he is very opposed to moving and many residents are utilizing it and if he were to get the volunteers together to relocate, they would need to start from scratch.

Ms. Stretch asked for the Board's guidance on what they wished to do about the pull up bar. Ms. Griffin reported that it's very distracting and should be relocated. Mr. Beukenkamp reported that perhaps some foliage can be placed or turn the pole ninety (90) degrees. Ms. Griffin also recommended that possibly plan an eight (8) foot cypress tree. Ms. Rusnak reported that perhaps turning it ninety (90) degrees may make a difference. This item has been tabled until the February 9, 2016 Board meeting.

IV. Unfinished Business

Lake Flood Committee Report and Grant Update – Mr. Beukenkamp:

Mr. Olson reported that a total of \$8,600 was presented to the Clerk of Courts in donations at the December 15, 2105 BCC meeting. Mr. Olson reported that Ms. Pat Fralix created a non-profit "Friends of Bluewater" account which created an EIN number for fundraising. Currently looking at having a race to raise additional funds.

Mr. Beukenkamp reported that the BCC has approved the grant and the MSBU agreement. Mr. Beukenkamp has asked for the "draft", however, has not yet received it. Mr. Beukenkamp reported that some of the items that the BCC is requesting are unnecessary. The following has been collected to date as discussed at the December 2015 Board meeting:

\$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 the Committee is still working on fundraising efforts. Mr. Beukenkamp also reported that Mr. Elliott Kampert at the County needed the Committee to provide evidence that the Committee meetings were properly noticed. Ms. Collins prepared a Proof of Notice that indeed all of the meetings questioned were properly noticed on the MSBU website. The County is now wanting to know how AVCON was bid and hired. Ms. Hoshihara reported that she believes that the grant process is requesting these documents, not the County.

Community Book Houses Status Update:

Ms. Stretch reported that all of the book houses have been installed, however, we still need donations for one box. Ms. Stretch reported the book houses have been placed in the following areas:

1. 601 Birkdale by Windward
2. Southwind Drive
3. Troon
4. By the Tennis Center
5. By Lido Circle
6. Range Road and Bluewater Boulevard

New Business:

Establish February 9, 2016 MSBU Board Meeting Agenda:

The following items will be discussed:

We will have a Workshop at 5:00 p.m. prior to the Board meeting for Planning and Procurement Process and Projects for 2017.

Items for the Board Meeting Agenda are:

1. Finalizing the Ordinance changes
2. Pull up Bar discussion
3. Approval of January Workshop and Board meeting minutes
4. Upcoming Movie Nights
5. Book House Donations
6. Winged Foot Sidewalk Update

V. Public Comments

Mr. Duresky reported that several people have asked about dog waste bags and can several stations be placed within the community. Ms. Griffin reported that ValleyCrest has reported in the past these stations are a nightmare as someone must be responsible for maintaining and emptying. Mr.

Duresky reported that the receptacles are not needed, just the bags. Ms. Stretch reported that this can be discussed at the Planning Workshop meeting next month.

An owner in attendance reported that she did some research on solar lights, particularly for the Woodlands area on the upper end of White Point Road. It was also reported that several mailboxes have been smashed and perhaps a Neighborhood Watch can be put together. One of the mailboxes was obviously hit with a vehicle and asked everyone to be more aware of their surroundings. Mr. Beukenkamp reported that his neighborhood are installing webcams and that they are not expensive.

Mr. Tallman recommended possibly having a Sheriff's Deputy come to a future meeting to give a report. Ms. Stretch also reported that there is an individual that walks his dog on Bluewater Boulevard that can be very aggressive, she recently had an incident with this individual.

VI. Adjournment

The meeting was adjourned at 7:04 p.m. with a motion from Ms. Griffin.

Submitted by: Meredith Collins

Approved by: Debbie Stretch