

**BLUEWATER BAY MSBU
BOARD of DIRECTORS
Public Meeting
February 9, 2016**

I. Call to Order

Chairman Debbie Stretch called the meeting to order at 6:00 p.m. Present were Directors Judy Griffin, Felix Beukenkamp, Steve Boswell and Jonathan Tallman. The presence of a quorum was confirmed. Also attending were Jill McLean, Bill & Linda Rusnak, Steve Duresky, Mike Griffith with the Bay Beacon, Kathy Dillon, Pat Fralix, Lynne Whittemore, David Shelikoff and Lou Kaunzangri. 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 March 8, 2016 at 6:00 p.m. in the Bluewater Management Services Conference Room, 4400 Highway 20, East, Suite 311, Niceville, Florida

III. Approval of the January 12, 2016 Workshop and Board of Directors Meeting Minutes

The January 12, 2016 Workshop Meeting Minutes were approved with a motion from Ms. Griffin and seconded by Mr. Tallman, none opposed.

The January 12, 2016 Board of Directors Meeting Minutes were approved with a motion from Ms. Griffin and seconded by Mr. Tallman, none opposed.

IV. Finalization of the Ordinance Changes

Ms. Stretch asked if anyone had any comments to the changes made to the MSBU Ordinance and reported that most of the changes were housekeeping. Mr. Tallman made a motion to approve the changes to the Ordinance, this was seconded by Ms. Griffin, none opposed.

V. Committee Reports

A. Finance – Steve Boswell

January 31, 2016 Financials:

Mr. Boswell reported the following on the January 31, 2016 financials:

- Assessments collected in January were \$122,689.75
- Interest collected in January \$236.59
- Total revenue for October through January \$226,006.46
- Total expenses for January were \$23,859.57
- Total expenses for October through January were \$87,114.80

The January 31, 2016 financials were approved with a motion from Mr. Beukenkamp and seconded by Mr. Tallman, none opposed.

B. Landscape – Judy Griffin

Ms. Griffin reported the following:

- Spoke with Valleycrest regarding the triangles at the entrances and they recommended no rye grass as the areas have deteriorated. Received a quote for the triangle by the gas station, which is the worst area to place Bermuda sod in the amount of \$2,630.00. Once the pre-emergent is put down there will be nothing left of the grass. We still have \$18,000.00 in the budget. Mr. Beukenkamp made a motion to approve, this was seconded by Mr. Tallman, none opposed.
- Mr. Tallman reported that the Winged Foot Drive area is not being maintained, Ms. Griffin reported that she will speak with Valleycrest to remediate.
- Ms. Griffin thanked Mr. Beukenkamp for organizing the work day this past Saturday. Mr. Beukenkamp thanked Steve Duresky and Mr. Mike Griffith with the Bay Beacon. Mr. Beukenkamp reported that they will look at having another work day next year. Mr. Duresky reported that perhaps another volunteer project will be installation of a bench at the Bay Drive area next year.
- Ms. Griffin reported that she would like to coordinate to have a volunteer work day in March.
- A homeowner in attendance reported that the bike path has two (2) trees leaning that are going to come down, it was reported that the county will need to take the trees out

C. Communication – Felix Beukenkamp

Mr. Beukenkamp reported that since he is now the Communications Chair and Steve Boswell is the Finance Chair, the emails for the website should be changed. Mr. Tallman reported that at the last meeting we asked Ms. Hoshihara for assistance in obtaining County email addresses. Ms. Hoshihara reported that perhaps one (1) email address can be obtained and all correspondence can be forwarded from that email. Mr. Tallman reported that all emails must be archived per the statute. Mr. Beukenkamp asked Ms. Hoshihara if she could support the MSBU and be an advocate in obtaining County email addresses for the Board of Directors.

VI. Unfinished Business:

Lake Flood Committee Report and Grant Update:

Mr. Beukenkamp reported that AVCON is still not currently under contract and that the County has asked for quite a bit of correspondence which the Committee has provided. Mr. Beukenkamp has asked the Mr. Stewart and Ms. Hoshihara, County attorneys for help with regard to the contract as AVCON has finished the surveying and we need to move forward.

Ms. Fralix reported the following:

- The “Friends of Bluewater Bay” had their second meeting last Tuesday
- We are currently trying to get the by-laws drafted
- Ms. Whittemore secured an attorney to review the by-laws at no cost
- Drafted the Articles of Incorporation, however, need to amend
- The checking account has been funded enough to pay the IRS a fee of \$400.00
- At the next meeting we hope to get our fundraising firmed up
- Ms. Fralix spoke with Ms. Hoshihara, County Attorney and she reported these are private funds, not part of the MSBU. Ms. Hoshihara reported that two or more members of the MSBU

are allowed to be at the Friends of Bluewater Bay meetings. If the MSBU makes a recommendation to the Committee, they must come to a meeting for a vote.

- Ms. Fralix reported that the “Friends of Bluewater Bay” committee is currently working on a logo and also looking for a volunteer to put together a website for free. The committee also asked if a link can be placed on the MSBU website. Ms. Hoshihara reported that being it’s a non-profit organization, it should be a problem.
- Ms. Hoshihara reported that MSBU funds are restricted, however, the “Friends of Bluewater Bay” can supplement projects that the MSBU would like to do if they run short on projects. Ms. Hoshihara reported to always ensure that MSBU funds and “Friends of Bluewater Bay” are separate.
- Ms. Griffin reported that any projects that the “Friends of Bluewater Bay” schedule, still must seek permission from the MSBU Board of Directors
- Ms. Fralix reported that currently the “Friends of Bluewater Bay” has a three (3) member Board of Directors and asked Ms. Hoshihara if they can solicit for membership, i.e., paying \$10.00 dues annually and will this be against the Sunshine Law, Ms. Hoshihara reported no.

Pull up bar discussion:

Ms. Stretch reported that the pull up bar located that was installed across the lake from the homes on Muirfield Way was discussed at the last Board meeting and tabled until this evening. Since the last meeting, two (2) letters were sent to Management for discussion against the pull up bar and asking for removal and ten (10) emails sent to Management in favor of leaving the pull up bar in place. Ms. Stretch asked the Board how they felt.

Mr. Beukenkamp reported that Steve Duresky and David Vardaman volunteered their time installing the pull up bars and Mr. Vardaman recently stained the one pull up bar across the lake from the homes on Muirfield Way. Mr. Beukenkamp also reported that there is quite a distance between the house and the pull up bar.

Ms. Griffin reported that at the last meeting we discussed possibly putting in shrubbery to conceal the pull up bar and she received an estimate from Valleycrest to install a ten (10) foot cypress for under \$500.00.

Mr. Tallman reported that he sees both sides of the argument, 1) the time and effort of the installation and 2) the homeowners concerns who are impacted. Mr. Tallman reported that perhaps the pull up bar can be removed and relocated to the trail by Oakmont Place and Southwind.

Ms. Griffin reported that one of the letters asking for removal stated that you must cross the street to access the pull up bar and that this is a very busy street and perhaps it should be relocated. Ms. Whittemore reported that there is nothing by the swimming pool on Bay Drive and perhaps and can be relocated in that area.

Mr. Duresky reported that a lot of time and thought was put into where the pull up bars were placed and he doesn’t believe it’s a safety issue to cross the street to access. Mr. Rusnak reported that it’s not right to say that two (2) people do not matter because ten (10) asked for the pull up bar to remain in place. A homeowner in attendance reported that it would be cheaper to move it than plant a tree. Another homeowner in attendance reported that the Board approved the installation and they were elected.

Mr. Tallman made a motion to move the pull up bar to Bay Drive by the entrance of the nature trails, this was seconded by Ms. Griffin. Mr. Beukenkamp reported that is opposed to the motion and reported that this is an emotional issue and the Board is micromanaging. Mr. Boswell and Ms. Stretch opposed. Motion fails.

Mr. Tallman made a motion to move the pull up bar ninety (90) degrees, this was seconded by Ms. Griffin not to exceed \$250.00. Mr. Boswell, Mr. Beukenkamp and Ms. Stretch opposed. Motion fails.

Winged Foot Sidewalk Update:

Mr. Beukenkamp reported that he spoke with Mr. Plunkett and asked him about the schedule for the construction of the sidewalk from Oakmont Circle to the entrance to Windward and he indicated that this work would be scheduled for late spring, early summer. Mr. Beukenkamp reported that the Board should review the design for the sidewalks, Ms. Griffin reported that there is no landscaping budget for the sidewalk project.

Book House Donations:

Ms. Stretch reported we still need one more book house to be funded.

Movie Nights:

Ms. Stretch reported that the first movie night for the year will be held in March and we will discuss the dates at the next Board meeting.

VII. New Business:

Ms. Griffin reported that the Board discussed evaluating the signs within the community. Mr. Beukenkamp reported that he would like to be involved with this process and he will also speak with Brad Davis, Landscape Architect. Ms. Griffin reported that Ms. Landsberger would also contact some sign companies to seek some ideas. Mr. Beukenkamp reported that that would be a bad idea. Ms. Landsberger reported that World of Signs can do a rendition of some signs, however, Brad Davis had some ideas for signage as well. Ms. Griffin reported that she thought it was a good idea to seek sign samples from different companies at no cost. Mr. Beukenkamp reported that three (3) estimates would need to be solicited, however, we do not have the funding at this time. Ms. Griffin reported that this would be for budget cycle 2017. Mr. Beukenkamp reported the safety signs must be county approved and that he will count all of them and report at the next Board meeting.

Establish March 8, 2016 MSBU Board Meeting Agenda:

The following items will be discussed:

Items for the Board Meeting Agenda are:

1. Lake Flood Committee Report and Grant Update
2. Upcoming Movie Nights

Public Comments

Mr. Rusnak thanked the Board of Directors for their time and effort on the pull up bars and also thanked Mr. Steve Duresky for volunteering his time, however, recommended in the future to check with residents.

Ms. Dillon reported that there are a lot of signs on the ground by the tennis center when the cable lines were cut in January.

A Garden Club member reported that the Garden Club put in the benches on the plant trail and they cost an estimated \$200-300 apiece and they are made out of synthetic material.

Ms. Whittemore reported that a vibration strip by the traffic circle should be installed to alleviate the speeding and asked if she should contact the County. She also reported that the bushes need to be pruned back at the traffic circle. Ms. Griffin reported that Valleycrest recommends installation of holly trees in that area and will report at the next Board meeting.

VIII. Adjournment

The meeting was adjourned at 7:20 p.m. with a motion from Mr. Tallman.

Submitted by: Meredith Collins

Approved by: Debbie Stretch