

**BLUEWATER BAY MSBU  
BOARD of DIRECTORS WORKSHOP  
Public Meeting  
April 12, 2016**

**I. Call to Order**

Vice Chairman Jonathan Tallman called the meeting to order at 5:05 p.m. Present were Directors Judy Griffin, Steve Boswell and Felix Beukenkamp. Debbie Stretch was absent. The presence of a quorum was confirmed. Also present were Marcia Sanders with the Bay Beacon and Steve Czonstka. Representing Bluewater Management Services were Darlane Landsberger and Meredith Collins.

**A. 2017 Budget Discussion:**

Ms. Landsberger reported that Ms. Stretch was sick and she asked that Mr. Tallman Chair the workshop and Board of Directors meeting.

Mr. Boswell reported the following:

- Mr. Boswell reported we will be proposing the max increase in assessments which will be an annual assessment of \$66.00 per year
- Ms. Landsberger reported that we are very under budget this year
- Ms. Landsberger reported that the sidewalk project may not happen this fiscal year due to the demolition of the Crestview Courthouse. The Winged Foot private sidewalk installation is approximately 1,925 feet estimated at \$6.00 per square foot for a total of \$38,500.00 which includes removal of roots, forms and 3,000 PSI concrete with fiber, removal form boards and back fill along edges.
- Ms. Landsberger reported that Ms. Griffin asked that the Master Plan be put back into the budget for 2017 for a total of \$12,000.00
- Ms. Griffin reported that we are now on the third year of a three year contract with Valleycrest. Ms. Griffin also reported that this fiscal year a lot of funds were removed from the landscaping budget, however, should put at least \$8,700 back into the budget which will bring the landscape budget back up to \$190,000.00
- Ms. Griffin reported that Mr. Willcox from Valleycrest reported that the well at the front entrance is not working properly. We do not have estimate repair figures at this time, however, the well needs to be dug deeper and Landscape Irrigation may need to be increased
- Ms. Landsberger reported that a little more money was added to tree maintenance and removal. Ms. Griffin reported this is necessary as the Bradford Pear trees will need to be replaced. Ms. Landsberger reported that the County has removed some trees recently
- Mr. Tallman reported that the Winged Foot Sidewalk project was designated in 2015. Ms. Landsberger reported yes and the Woodlands sidewalk project was scheduled to begin in 2017. Ms. Landsberger asked Mr. Beukenkamp if the Winged Foot sidewalk project could be done by a private contractor as she just completed another project which was \$5.00 per square foot. Ms. Landsberger also reported that the Winged Foot sidewalk project is higher than initially expected. Mr. Beukenkamp reported that we should see what the community thinks about an \$8,000 increase vs. waiting and having the County do the work.
- Ms. Griffin asked Mr. Beukenkamp if he received any prices on the signage discussed at the last meeting. Mr. Beukenkamp reported that he believes that the sidewalk projects are a priority and it was already reported to the public that it was approved. Ms. Landsberger

reported that there is \$29,628.00 budgeted for the sidewalks for 2016. Mr. Beukenkamp reported that it should go to bid ASAP and also recommends speaking with Mr. Jason Autry at the Count to see if they would have any opposition in bidding out the project. Ms. Landsberger reported she will contact the county.

- Mr. Beukenkamp also recommends getting proposals for the Woodlands sidewalk project at this time and change the money figures for 2017 if necessary. Ms. Landsberger reported that per Mr. Greg Stewart, County Attorney we can also use the reserve allocation as needed. The MSBU allocates ten (10) percent annually to reserves and can be paid back with dues from the 2017 budget.
- Ms. Landsberger asked Mr. Beukenkamp if any money needs to be allocated to the FEMA grant. Mr. Beukenkamp reported that was unknown, however, he met with Mr. Kelly Windes last week and reported that the MSBU is very grateful for the in-kind services as well as their administrative services and have asked for a BCC contribution as this is a County road problem. Mr. Beukenkamp reported that he hopes they will fund and asked all Board members to support as the deadline is mid-June for the FEMA grant.
- Mr. Boswell asked if the insurance is bid out annually. Ms. Landsberger reported no, that Niceville Insurance Company gets the best price. Mr. Beukenkamp asked about the surety bond, Ms. Landsberger reported that its \$101.00 annually per Board member for any liability, she also reported it's required by the ordinance.
- Mr. Tallman reported that we may also want to add in for a signage budget line item. Ms. Beukenkamp recommended starting with \$10,000 and we can possibly remove some signage i.e., golf cart crossing, no parking signs on Bay Drive, etc. Ms. Griffin reported that the no parking signs are needed, Mr. Beukenkamp reported that they will all be evaluated.
- Mr. Beukenkamp reported that the sign height is much higher per the statute and that the stop signs are a higher level as well. Mr. Beukenkamp reported that in return for paying for the signs and the posts, he is hoping that the county will give a little flexibility, i.e., with stop signs, yield, speed limit signs, and hope to establish what signs the county would allow to be removed as currently all signs are not uniform. Mr. Tallman reported that there are currently eight (8) signs at one intersection on Bluewater Boulevard and perhaps we could replace all of the signage via a special assessment in the future. Mr. Beukenkamp reported that yes, he can do the work, get the prices, etc. and present to the community as a Special Assessment project next year. Ms. Griffin also reported that all of the white signs need to be replaced as well, Mr. Beukenkamp agreed. Ms. Landsberger reported that Regatta Bay has their stop signs placed on their street signs. Mr. Tallman reported he has seen that at the new Huff Development off of Palm in Niceville. Ms. Griffin reported that the concentration needs to be the major areas, i.e., Bay Drive and Bluewater Boulevard, Mr. Beukenkamp agreed. Ms. Griffin reported that last year we spent a lot of money trying to salvage some neighborhood signs. Ms. Landsberger reported that there are an estimated twenty (20) neighborhood signs that need attention. Mr. Tallman reported that we also discussed the monument signs to be replaced, and replacement should not be white, it attracts too much dirt. The Board agreed to evaluate all signage
- Mr. Beukenkamp recommends bidding out the Management Contract and also asked if the budget should be increased, Ms. Griffin recommends leaving it the way it is.
- Mr. Boswell recommends making changes to the proposed budget and revisiting at the next Board meeting in May.

## **II. Adjournment**

The meeting was adjourned at 6:08 p.m. with a motion from Ms. Griffin.

Submitted by: Meredith Collins

Approved by: Debbie Stretch