

**BLUEWATER BAY MSBU
BOARD of DIRECTORS
Public Meeting
May 10, 2016**

I. Call to Order

Chairman Debbie Stretch called the meeting to order at 6:03 p.m. Present were Directors Judy Griffin, Felix Beukenkamp and Steve Boswell. Jonathan Tallman was absent. The presence of a quorum was confirmed. Also attending were David and Linda Vardaman, Danny Willcox with ValleyCrest, Mike Griffith with the Bay Beacon, Bradford McAllister, Kathy Dillon, Pat Fralix, Chris Olson, Jim Stanifer and Julie Kostelny. Representing Bluewater Management Services were Darlane Landsberger and Meredith Collins.

II. Announcements

- A. Next Public Board Meeting will be held on June 14, 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 April 12, 2016 Board of Directors Budget Workshop Meeting Minutes, April 12, 2016 Board of Directors Meeting Minutes and April 20, 2016 Board of Directors Meeting Minutes

The April 12, 2016 Board of Directors Budget Workshop Meeting Minutes were approved as amended with a motion from Ms. Griffin and seconded by Mr. Boswell, none opposed.

The April 12, 2016 Board of Directors Meeting Minutes were approved as amended with a motion from Mr. Beukenkamp and seconded by Mr. Boswell, none opposed.

The April 20, 2016 Board of Directors Meeting Minutes were approved as amended changing the wording on page two to read "who will be the county administrator and what are the responsibilities of the MSBU" with a motion from Ms. Griffin and seconded by Mr. Boswell, none opposed.

IV. Committee Reports

A. Finance – Steve Boswell

April 30, 2016 Financials:

Mr. Boswell reported the following on the April 30, 2016 financials:

- Assessments collected in March were \$7,432.74
- Interest collected in March was \$0
- Total revenue for October 2015 through April 2016 was \$254,947.23 - \$27,125.77 remains to be collected
- Total expenses for April were \$30,236.81
- Total expenses for October 2015 through April 2016 was \$158,452.05
- \$120,825.20 remains in the budget for expenses
- \$3,400 of the FEMA grant share has not been dispersed to the County

- \$29,628 for the Winged Foot Drive sidewalks also remains
- Ms. Griffin made a motion to approve the April 30, 2016 financials, this was seconded by Ms. Stretch

Mr. Beukenkamp asked about the \$254,947 collected revenue and noted that there was \$282,073 budgeted. Mr. Beukenkamp asked if we have accounts receivable. Ms. Landsberger reported that the numbers represent collectable fees. The April 30, 2016 financials were approved, none opposed.

Tax Rolls:

Mr. Boswell reported that he has reviewed the revised tax rolls that Julie Wilson from the Tax Assessor's office prepared with the help from Ms. Landsberger. With adjustments to acreages, residential, commercial waivers and additions, our total assessable units are 4,803.6, an increase of 90.6 over last year. Mr. Boswell made a motion to certify the final tax rolls and agree to increase the assessment to \$66.00 a year, this was seconded by Mr. Beukenkamp, none opposed.

B. Landscape – Judy Griffin

Ms. Griffin reported the following:

- It has been a busy month and new landscaping has been put in at the monuments and pine straw will be applied in the morning. The pump was cleaned and is now working well and the timer at the Woodlands broke and it cost \$447.00 to repair
- We have had some irrigation problems at Bay Drive. Mr. Willcox reported that they were repaired today
- The community plantings have been completed and look very nice, hope to have more community days in the future
- Ms. Griffin reported that she and Mr. Willcox recently did a drive-through and there is some needed bush hogging to be completed

C. Communication – Felix Beukenkamp

Signs Update:

Mr. Beukenkamp reported that he was on vacation and has nothing new to report, however, will report at the June Board meeting.

County Email Update:

Mr. Beukenkamp reported that he sent an email to Ms. Hoshihara to follow up on obtaining a county email address

VI. Unfinished Business:

Lake Flood Committee Report and Grant Update:

Mr. Beukenkamp reported on the following proposed response letter to Mr. Stewart, County Attorney in response to his email dated April 27, 2016 requesting the Hazardous Mitigation Grant Project (HMGP) share to be submitted by June 1, 2016 and asked for the Board's input and approval:

Mr. Stewart,

I understand your email of April 27 which asks the Bluewater Bay MSBU ("MSBU") to provide you with an accounting of the local match dollars, and the Flood Lake Committee's (and a new not-for-profit, the Friends of Bluewater Bay) plans to raise the remaining funds.

\$8,167 has been collected from home and business owners, and given to Mr. Gary Stanford of the County Clerk's office (at the December, 2015 BCC meeting).

\$3,400 has been pledged by the MSBU

\$7,000 has been pledged by the Resort and Randy Wise Homes

\$18,567 is the total of these items.

\$22,560 is the required local match.

\$3,993 is the remaining to be collected.

The schedule for the first phase of the grant work runs into November of 2016. We are assuming that the local match funds will not be needed before that time. The MSBU has guaranteed payment of these funds, per the recently signed agreement with the Board of County Commissioners (BCC). The MSBU board is prepared to approve the transfer of the \$3,400 pledge to the County.

The Bluewater Bay Community is planning several fund raisers through the summer and fall. I would like to suggest the BCC allow the MSBU and its Flood Lake Committee until September 30th, 2016 to provide the County with 100% of the local match requirement.

Please let us know if you require any additional specific information. We would appreciate a reply with regard to our proposed September 30th funding deadline.

Sincerely yours,

BWB MSBU

Mr. Beukenkamp also reported that he spoke with Mr. Hanks at the Bluewater Bay Resort and Mr. Hanks confirmed pledge.

Mr. Beukenkamp also reported that Randy Wise Home is in the process of getting the permits together for the development order for the golf course property development order.

It was agreed that the MSBU will disperse the \$3,400.00 now and Ms. Stretch will sign the letter to Mr. Stewart.

Mr. Beukenkamp reported that the survey for Phase I of the Florida Emergency Management Flood Mitigation Grant project will be completed by July/August. He hopes that by October/November 2016 that we will have the design drawings to solve the problems for the drainage.

Mr. Olson reported that the Friends of Bluewater Bay are mobilizing neighbors to contact the BCC to help out the drainage effort with funding. He also reported that if the Resort doesn't come through with their pledge, that the neighbors may become unjust.

The Friends of Bluewater Bay have a lot of fundraising activities coming up and also spoke with Dr. Fox about having a rummage sale in the parking lot of Bluewater Orthopedics on June 4, 2016. Asked Mr. Griffith to put an article in the Bay Beacon that we will be seeking donations. Additional fundraisers are:

- Hope to launch the newsletter on line by July 1st
- July 9, 2016 planning a 5K run out of the Marina, however, still need to seek event insurance for the 5K and the rummage sale
- Hope to have a golf tournament in the fall as well

Upcoming Movie Nights:

Ms. Stretch reported that the movie night held on May 6, 2016 was a success and the remainder of the year's movie nights will be held at the golf course driving range:

Friday, July 8, 2016 – Finding Nemo

Friday, September 23, 2016 – to be determined

Ms. Stretch reported that she spoke with Mr. David Costa about filling Mr. Tallman's board position when he resigns in June. Mr. Costa wanted to be at this evening's meeting, however, he is currently out of the Country. Mr. Beukenkamp made a motion to appoint Mr. David Costa to fill the remainder of Mr. Tallman's term upon his resignation, this was seconded by Mr. Boswell, none opposed.

VII. New Business:

Establish June 14, 2016 MSBU Board Meeting Agenda:

Items for the Board Meeting Agenda are:

1. RPF for bidding the Management Contract
2. Lake Flood Committee Report and Grant Update and Approval
3. Signs update
4. County email update

Public Comments

Ms. Stretch reported that she received an email from Mr. Rick Davis regarding Lido Lake reporting the following:

Over the last 4/5 years the average depth of Lido Lake seems to have dropped 2/3 feet. Is there an issue with the overflow? What the lake use to look like during the driest months of the summer, now is the norm.

Ms. Landsberger reported that the lake level has always fluctuated. Mr. Beukenkamp reported that there also may be a beaver dam in the lake. Ms. Fralix reported that the scope of work for the lake flooding may need to be expanded due to the beaver dams. Ms. Landsberger reported that at the April 20, 2016 Board meeting Mr. Kampert reported that the County will be addressing the beaver dams. Ms. Stretch reported that she will contact Mr. Davis regarding this evening's discussion.

A homeowner in attendance reported that she lives on Prestwick Cove and she read in the minutes that the Board was reviewing new sign renditions. She was a graphic designer in college and put together several sign renditions for the Board's review. She also reported that she will volunteer her time to work with the Board on the signs.

A homeowner in attendance asked if a link to the Friends of Bluewater Bay be put on the MSBU's website. Ms. Fralix reported that a website has not yet been completed. Ms. Landsberger reported that Management can put information from the Friends of Bluewater Bay on the MSBU website, i.e., events if the Board approves it, there is no opposition.

Mr. David Vardaman asked what the status is of the safety concerns he sent to the MSBU that were discussed at the March Board meeting, they were the potential traffic safety issue with the traffic signal at the intersection of High 20 West and Bay Drive and the 35 MPH speed limit on Bluewater Boulevard between Hwy 20 and the round-about at Southwind Drive. Mr. Beukenkamp reported that he spoke with the County and it's a process, however, the concerns were forwarded. Ms. Landsberger reported that she also forwarded to the Department of Transportation and they were going to review, however, she will contact them again.

A homeowner in attendance from Oaklake Lane reported that his wife tripped on the sidewalk and was injured and is concerned about the tripping hazard and asked the Board are there any efforts to get repairs completed. The Board reported that there is no budget for repairs or maintenance. Ms. Landsberger reported that she can seek quotes for repairs.

A homeowner in attendance reported that there are a lot of sprinklers that are watering the street on Bay Drive and they need adjusting.

Ms. Vardaman reported that there are a lot of fallen down trees on the Bluewater Bay trails and what is going to be done. Ms. Griffin reported that she will contact the County again and if needed will use the tree budget to get some of them removed. Ms. Griffin reported that we may need to have another volunteer clean-up day to get that area cleaned up and also reported that there is not enough money in the budget to remove all trees that need attention, however, she will review the trail. Ms. Landsberger recommended contacting Bayou Tree, they can remove and chip while on site.

VIII. Adjournment

The meeting was adjourned at 6:47 p.m. with a motion from Mr. Beukenkamp.

Submitted by: Meredith Collins

Approved by: Debbie Stretch