

BLUEWATER BAY MSBU
BOARD of DIRECTORS
Public Meeting
July 12, 2016

I. Call to Order

Chairman Debbie Stretch called the meeting to order at 6:06 p.m. Present were Directors Judy Griffin, Felix Beukenkamp, Steve Boswell and David Costa, Jr. The presence of a quorum was confirmed. Also attending were David Vardaman, Mike Griffith with the Bay Beacon, George Sebren, Kathy Dillon, Pat Morgan, Billy & Charlotte Peeples, Lynne Whittemore, Chris Olson, John & Kim Castriotta, Pat Fralix and Chris Rollins. Representing Bluewater Management Services were Darlane Landsberger and Meredith Collins.

II. Announcements

Ms. Stretch welcomed Mr. David Costa, Jr. to the MSBU Board of Directors

- A. Next Public Board Meeting will be held on August 9, 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 June 14, 2016 Board of Directors Meeting Minutes

The June 14, 2016 Board of Directors Meeting Minutes were approved with a motion from Ms. Griffin and second by Mr. Beukenkamp, none opposed.

IV. Committee Reports

A. Finance – Steve Boswell

June 30, 2016 Financials:

Mr. Boswell reported on the June 30, 2016 financial status:

- Assessments collected in June - \$27,1150.28
- Interest collected in June - \$798.24
- Total revenue for October 2015 through June 2016 - \$285,274.34
- We collected \$3,201.34 over the annual budgeted revenue
- Total expenses for June - \$24,532.06
- Total expenses for October 2015 through June 2016 - \$206,357.44
- \$107,590.40 remains in the budget for expenses
- \$29,628 for the Winged Foot Drive sidewalks also remains

Mr. Beukenkamp made a motion to approve the June 30, 2016 financials, this was seconded by Ms. Griffin, none opposed.

Mr. Beukenkamp asked Ms. Landsberger if she spoke with the County about the insurance. Ms. Landsberger reported she spoke to Gregg Stewart, County Attorney about changing the ordinance to

exclude the liability requirement. She will follow up with Mr. Stewart and provide a status report at the next Public Meeting. Ms. Landsberger reported that the 2016-17 General Liability policy premium was cut in half from the 2015-16 fiscal year. Ms. Landsberger reported according to the MSBU General Liability policy, all sponsored events are covered such as Movie Night and Friends of Bluewater Bay fundraising activities

B. Landscape – Judy Griffin

Ms. Griffin reported the following:

- Brightview (ValleyCrest) recently repaired irrigation at Bluewater Boulevard and Bay Drive. They hope to have the flowers replanted, this week
- Ms. Griffin reported that she and Mr. Willcox did a drive-through on July 11, 2016.

Ms. Griffin reported on the following email she received from resident, Steve Rhodes:

Ms. Griffin:

Please see the attached photo of an article in the Daily News recently. I continue to believe the addition of trees and landscaping to the median in front of Magnolia Plantation would be beneficial for the entire Bluewater Bay community (see earlier emails). That said, I also realize it would be costly. Perhaps improving 75-100 feet on both sides of the entrance to Magnolia would be affordable and a good start. In any case, the state's offer to pay a large portion of the cost is certainly attractive.

My wife and I were at the board meeting last night and want to let you know that we support all of the board's efforts to revitalize BWB. Keep up the great work!

*Regards,
Steve Rhodes*

Ms. Griffin reported the pursuit of a \$100,000 Florida Department of Transportation highway beautification grant for the median of Highway 20 from Lancaster to White Point Road. The grant will include the cost of design, irrigation, plants and trees. They also like to see the community support the project and commit to maintaining the landscape. The coordinator does not recommend spending money on a plan until after funding is approved. Ms. Griffin asked the MSBU Board for input and ideas for the estimated two (2) mile stretch.

Ms. Griffin reported on the following email that she received from the Ferguson's, Parkwood Place owners:

Good Morning Judy,

I live in the Parkwood Place area of Bluewater Bay. Recently I have worked with my neighborhood to refurbish our entrance. We have almost completed the work and now our entrance has a cleaner, updated look. This work involved tree work (pruning and removal of trees at the entrance), taking out old shrubs and replacing them with newer updated varieties and new signage.

Mike and I also own property on Parkwood Circle and we have begun working with Parkwood Circle with a plan to refurbish their entrance. This will involve severe pruning of the azaleas that are in place and a severe clean-up of the drainage pond at the entrance of Parkwood Circle along with tree work.

I have talked to Laura with Bluewater Management concerning the dead, dying and diseased trees that we have contained within the area of Hwy 20 to Range Road and also the condition of each side of Bluewater Blvd in this area. The medians are somewhat well kept, but the sides of the road are not. We have children that walk to school and their parents have been known to have to kill snakes on the way to school. I guess you could say the side area could be described as snaky. Laura said she did take a look at the area and she did not feel that it looked so bad. I pointed out that a quick drive by is much different than being on the ground and walking the area.

The Range Road entrance into our Bluewater Bay area is not up to the standards that the MSBU seems to have set for the neighborhood. I noticed that there are no plantings along the Bluewater Bay sign on Range Road like there has been in the past and I have to ask why this was not done? Also driving up Bluewater Blvd from Hwy 20 and stopping at the stop sign at Range Road you can look to your right and notice a poorly kept corner of landscaping that has been neglected for a very long time, yet the MSBU has bordered it with pine straw and waters it. This area contains about five trees that are dead, dying and diseased along with azaleas, pampas grass (some dead, some not) and other ornamental shrubs, that at one time was maintained. This area is in need of being maintained. This is one of the areas that I spoke to Laura (Bluewater Management) about. Her answer was that she would have to check with Brightview about that area and see if the MSBU is responsible for it. When I asked why they would water and pine straw the area, she became very frustrated with me. This entrance to Bluewater Bay is just as important as the entrances on Hwy 20, yet it is neglected. I feel that this side of the road deserves just as much attention as the other side. Parkwood Estates has done an excellent job with their entrance, yet when you face the other side of Range Road coming into the Parkwood Area you are faced with the looks of a rundown area. I feel that this is not what the MSBU's vision is.

I ask that you work with us and supply some solutions to these issues that we are facing on this side of Hwy 20.

Mike is meeting with the county on July 6, 2016 to discuss the issues with the trees. We are hoping that they will offer to take care of these very dangerous conditions involving the trees.

I feel that we, the area between Hwy 20 and Range Road off of Bluewater Blvd, share the same vision for Bluewater Bay as the MSBU, we just want to be included in the overall plan of landscaping and not overlooked.

I look forward to your response.

Heidi Ferguson
Mike Ferguson

Ms. Griffin reported that she received an estimate from Brightview for the installation of blooming plants to add curb appeal at the Range Road sign area to plant blue daze, yellow Lantana and to put down wood mulch in the amount of \$996.87. This was approved with a motion from Ms. Griffin and seconded by Mr. Costa, none opposed.

- Ms. Griffin reported that according to a homeowner, the grass along Range Road is not being cut. Ms. Griffin informed the homeowner that the State maintains the right of way. A homeowner volunteered to mow the area by Bluewater Elementary.
- Ms. Griffin reported that Bayou Tree did some tree trimming and also cleaned up the trees at Woodland Road, they did a great job
- Ms. Whittemore reported that homeowners by Fairway Lakes are dropping off yard waste on the County right-of-ways and asked if all HOA Managers can be notified to send an email to residents to cease
- Ms. Whittemore also reported that she thought that Bayou Tree was supposed to cut down the lower hanging branches on the trails. Ms. Landsberger reported that Bayou Tree will be trimming the trails, however, they asked for some time to do the work when the weather cools

off. Mr. Vardaman reported that it's needs to be done now, it's very dangerous. Ms. Whittemore reported that she contacted the County regarding that area and they were coming out to remove two (2) bad trees.

- Ms. Whittemore reported that the Entrance to Troon's brick and paver beds are looking rough along with the area behind Fairway Lakes. She asked if Management check these areas. Ms. Griffin reported that she and Mr. Willcox of Brightview discussed these items on their drive through yesterday but she will inspect those areas, again.
- Mr. Beukenkamp asked about the Bluewater Boulevard circle improvements that were discussed at June's meeting. He reported that it's a very dangerous intersection. Mr. Griffin reported that this is not the time of year to remove the overgrown shrubs but it will be addressed in the fall.
- Mr. Beukenkamp reported that the intersection of Southwind Drive and Dominica is very weedy along the water's edge and wanted to bring it to Ms. Griffin's attention. Ms. Griffin reported that the MSBU only maintains the right-of-way. The Golf Course should be maintaining that area.
- Ms. Stretch reported that she contacted Ms. Landsberger today about signs being obstructed by shrubbery and trees. Ms. Landsberger stated she would contact Chelco to trim around up the streetlights and she will contact the County about straightening and cleaning the traffic signs

C. Communication – Felix Beukenkamp

Signs Update:

Mr. Beukenkamp reported that he completed a sign inventory (see attached) and would like to meet with the County to see what signs can be removed. Mr. Beukenkamp reported that there are a total of one hundred and nine (109) signs and that some of the signs have been duplicated.

Mr. Beukenkamp reported that there was a problem with viewing the meetings on the website and asked to ensure that the workshop meetings are posted above the normal Board of Directors meeting.

Mr. Beukenkamp asked if the Board wishes to create a Facebook page for the MSBU. Ms. Griffin reported no, it has been brought up in the past and it's not necessary.

A homeowner in attendance asked about the Bay Drive sidewalk damage. Mr. Beukenkamp reported that the County will be repairing the most critically damaged sidewalks first and handle future maintenance.

A homeowner in attendance reported that the sidewalk between the Prestwick entrance, off of Bay Drive, has a crack and thinks that Brightview may have been responsible. Mr. Beukenkamp asked if it is a trip hazard. The homeowner reported that it was not a trip hazard but could become a problem.

VI. Unfinished Business:

Yard Debris on County Right-of-Way status of process to eliminate:

Ms. Landsberger reported that Waste Management will not pick up yard debris on the County right-of-way. An address must be provided for pick up if the MSBU wanted to designate an address an account could be set up. We need to keep educating people to place yard debris in front of their

homes and not place debris on the right-of-way. Mr. Beukenkamp asked if County Code Enforcement was contacted and how many times. Ms. Landsberger reported that she left two (2) messages. Mr. Beukenkamp asked that Elliot Kampert be notified that Lisa Payton did not return calls. Mr. Beukenkamp asked if the bright colored signs were put out. Ms. Griffin reported that she volunteered to put out the bright colored signs, but has not yet done so.

Management Contract RFP:

Ms. Stretch reported that the deadline for submission is Monday, August 1, 2016. Mr. Beukenkamp asked how the Management Contract's will be graded. Ms. Landsberger reported that she will send the prior scoring sheet to the Board of Directors via email when she sends the bids.

Winged Foot Sidewalk RFP:

Ms. Landsberger reported that not one single proposal was submitted. However, one contractor sent an email declining to bid. Ms. Landsberger reported that Scott Potpan submitted a preliminary proposal in the amount of \$51,000.00. Mr. Beukenkamp reported that a bid was received and the Board was not notified. Ms. Landsberger reported that the proposal was not sent to the Board, nor included because it was submitted prior to the RFP and the contractor did not attend the pre-bid meeting. Also, the length of the sidewalk was not correct. Mr. Beukenkamp stated that the proposal should have been provided to the Board.

Ms. Griffin recommends revising the RFP and putting it back out to bid with more accurate measurements of the square footage. A homeowner in attendance asked if Oakmont and Windward residents have been asked about what type of sidewalk they would like to see installed. Ms. Griffin stated that homeowners had not been consulted. The sidewalk RFP was tabled until the August Board meeting.

Lake Flood Committee Report and Grant Update:

Ms. Fralix reported that the Friends of Bluewater Bay had several fundraisers and that they are prepared to write a check in the amount of \$4,000 to the County. The Friends of Bluewater Bay asked the Golf Club for permission to hold a Tournament on September 10, 2016. However, they could not accommodate the event until October 8, 2016. The Friends will also be holding a 5K run with a tentative date of December 3, 2016. The fundraisers will be after the September 30, 2016 deadline the County imposed for the community's share required for the Grant.

Mr. Olson reported that he and Mr. Beukenkamp went around the neighborhood speaking to residents to ensure we meet our monetary requirement to the County for the Grant. Mr. Olson reported that he also contacted the County to seek more funding toward the goal and encouraged residents to contact Commissioner Kelly Windes (@ 651-7105) about the issue.

Ms. Landsberger read the following email from Mr. Vardaman regarding the Hwy 20 Traffic signal safety issue previously discussed:

I wanted to provide an update to the board regarding the potential safety issue with the traffic signals along Hwy 20 intersections at Bay Dr. and Range Rd. respectively, which we discussed at MSBU meetings earlier this spring.

With the assistance of Samantha Sullivan at State Representative Matt Gaetz's office the Florida Department of Transportation district office evaluated our concern and agreed that modifications at the

intersections are warranted. In the coming weeks they will install light signal back plates to assist drivers in identifying the separation of the two intersections.

Best regards, David Vardaman

VII. New Business:

Establish August 9, 2016 MSBU Board Meeting Agenda:

Items for the Board Meeting Agenda are:

1. Winged Foot Sidewalk RPF
2. Management Contract Discussion/Interviews
3. Priority List Items Discussion
4. Lake Flood Committee Report and Grant Update and Approval

Public Comments

A homeowner from the Woodlands reported that they have a website and one of the items listed was not placing debris on the County right-of-ways. She also reported that volunteers have trimmed the bushes and trees at the entrances and in the cul-de-sacs.

A homeowner in attendance reported that the grass on one side of the Woodlands main entrance is dead and needs to be addressed. Ms. Griffin reported that it appears the grass is coming back and the landscapers have set the timers to water at noon and midnight. It was also reported that the lights are still a problem at the entrance. Ms. Landsberger reported that she is looking for solar lights to hang over the signs which may prevent vandalism. Woodlands homeowners hope to get a volunteer work day together when the weather cools down.

VIII. Adjournment

The meeting was adjourned at 7:27 p.m. with a motion from Mr. Boswell.

Submitted by: Meredith Collins

Approved by: Debbie Stretch