

BLUEWATER BAY MSBU

BOARD of DIRECTORS

Public Meeting

December 13, 2016

I. Call to Order

Chairman Debbie Stretch called the meeting to order at 6:00 p.m. Present were Directors Judy Griffin, and David Costa, Jr. Felix Beukenkamp and Steve Boswell were absent. The presence of a quorum was confirmed. Also in attendance were Mike Griffith with Bay Beacon, Dave Howard, Danny Willcox, Carolyn & Branford McAllister, Kathy Dillon, Lynne Whittemore, Chris Olson, Linda Vardaman and Pat Fralix. Representing Bluewater Management Services was Meredith Collins.

II. Announcements

Next Public Board meeting will be held on January 10, 2017 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 6:02 p.m. on December 13, 2016. Present were Directors Debbie Stretch, Judy Griffin and David Costa, Jr. Felix Beukenkamp and Steve Boswell were absent.

Judy Griffin was elected Chairman with a motion from Ms. Stretch and seconded by Mr. Costa, none opposed.

Debbie Stretch was elected Vice Chairman with a motion from Ms. Griffin and seconded by Mr. Costa, none opposed.

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

David Costa, Jr. was elected Landscape Maintenance Chairperson with a motion from Ms. Griffin and seconded by Ms. Stretch, none opposed.

Felix Beukenkamp was elected Communications Chairperson with a motion from Ms. Griffin and seconded by Ms. Stretch, none opposed.

IV. Approval of the October 11, 2016 Workshop Meeting Minutes and the October 11, 2016 Board of Directors Meeting Minutes

The October 11, 2016 Workshop Meeting Minutes were approved with a motion from Ms. Griffin and seconded by Mr. Costa, none opposed.

The October 11, 2016 Board of Directors Meeting minutes were approved with a motion from Ms. Griffin and seconded by Mr. Costa, none opposed.

V. Committee Reports

A. Finance – Steve Boswell

Ms. Collins reported that Ms. Landsberger prepared the financials based on the data provided by the County, however, they reported that there was a carryover of \$140,174.00. Ms. Landsberger contacted the Clerk of Courts and reported that this cannot be possible and that she could not reconcile the financials with her records and asked for a detailed accounting of how that amount was derived. After several emails, Mr. Dave Skarzynski sent an email to Ms. Landsberger and reported that he did not have an explanation of how that number was determined during the budget process. He also reported that it may have been a result of the grant requirements, but the cash balance carryover is \$47,444.00 and reported that a budget amendment will have to be accomplished to reduce cash and reserve/cash carry forward for the \$99,503.00 difference. Ms. Landsberger has asked Mr. Skarzynski for a complete explanation as to how the erroneous carry over amount was determined.

Ms. Griffin made a motion to approve the October 2016 and November 2016 financials, this was seconded by Mr. Costa, none opposed.

B. Landscape – Judy Griffin

Ms. Griffin reported a community work day was held and was very successful in cleaning up the trails. The main trail and the Southwind trail look much better. We had quite a few volunteers with a lot of Southwind residents volunteering. We hope to have a cleanup day semi-annually or at least once a year. The County also came out and took down some trees and did some cleanup.

Ms. Griffin reported that she and Mr. Willcox did a drive around last month and we need to get the tree work done this time of the year. The traffic circle needs to be addressed and Adams Tree Service will charge \$1,750 per day for four (4) employees and a chipper, recommend having two days to get the trees addressed. Ms. Griffin made a motion to approve two (2) days of work at \$1,750.00 per day, this was seconded by Mr. Costa, none opposed.

Ms. Whittemore reported that there is an infestation on a lot of the trees. These should be removed when the tree trimming is performed. Ms. Griffin reported that the trimming of the holly and azalea bushes around the traffic circle will be done in late March, now is not the time of year to address.

Mr. Costa reported that the entrances look great. Ms. Griffin reported that a lot of the beds in Bluewater have no irrigation. Ms. Griffin also reported that the monument signs need to be updated, perhaps changing out the letters and get the walls painted. Will discuss at a later date. Mr. Costa recommends keeping the seasonal color.

Mr. Willcox reported that there is a sinkhole in front of the Bluewater Golf Club and currently there is a cone in place. Management was asked to contact the County to ensure it gets repaired.

A homeowner in attendance asked if there is any plan to replace the grass on Bay Drive. Ms. Griffin reported yes, however, when it was approved in the spring, we couldn't get the grass and the summer months are too hot, it will be replaced sometime in March.

A homeowner in attendance thanked the MSBU Board for getting the broken sidewalks repaired, it's appreciated. A homeowner in attendance asked about the irrigation at Oaklake Lane, there are sprinklers in the bed, however, they are inoperable. Mr. Willcox reported that there is not enough pressure to get irrigation in that area and also reported that will need to put in an additional well to irrigate, which will cost an estimated \$3,000.00.

A homeowner in attendance reported that the County broke a piece of sidewalk when they were working by the trail on Bay Drive and also cracked a sidewalk at Oaklake and the Tennis Center.

Management to follow up with the county to see if they will repair the damaged concrete. A homeowner in attendance asked whose responsibility is it to maintain the retention pond adjacent to the gas station (the old Kangaroo Pantry) on Bluewater Boulevard as it's not being maintained.

C. Communication – Felix Beukenkamp

Mr. Beukenkamp was absent, however, sent the following questions in an email for this evening's meeting and Ms. Stretch reported the following:

Although I am confident that this week's sudden adjustment to the financial statements will be thoroughly discussed and properly explained and reviewed at tonight's board meeting, I would appreciate that we schedule some time in the January agenda to review this issue.

Here follows several items that we discussed at our last board meeting in October that I would like you to share with the Board.

Please find attached a PDF document with the sidewalk dimension and street identification census information. I agreed to provide this information at our October board meeting. (see attached)

There are several other topics that I'd like to bring to the board's attention.

- I was able to confirm in a discussion with Steve Wolfrom, vice president of member services, that the cost of additional street lights is based on a per unit charge. In other words, discounts for an order for 10 lights will not qualify for any discount. ***Will discuss at the January 2017 Board Meeting***
- Judy Griffin commented that the gravel parking area on Southwind Drive may not be in the County Right of Way (ROW.) I quick check on the County GIS map does not provide conclusive evidence of the width of the ROW. The MSBU board has voted to improve this area in the past, and, as far I am aware, the County Public Works Department does not object to this improvement. ***Ms. Stretch recommends bringing this item up when the project listing is discussed in the future.***
- I've received one inquiry with regard to when Southwind Dr. will get pavement striping. Mr. Gene Phillips with the County Public Works Department informed this work will be performed by a sub-contractor. The work is expected to be completed by mid-January, however the final schedule is at the discretion of the contractor.
- The Magnolia Plantation vs. BWB Resort court hearing is scheduled for Wednesday, December 14, 2017. The decision rendered at this hearing could determine whether Randy Wise Homes will be allowed to purchase the Magnolia golf course for single family development.
- The bushes at the intersection of Southwind Dr. and Bluewater Blvd. have been scheduled for pruning for several months now. As of yesterday, I could not determine that this work has been completed. An update and explanation for the delayed approved action should be provided to the board.
- I think it would be helpful to include on our January agenda a discussion of the Board of County Commissioners contemplated half penny sales tax referendum on the March ballot. The purpose of this proposed tax would be to create a 5 yr. funding mechanism to be used for drainage and roadway infrastructure improvements. These type of improvements are needed in the MSBU geographic area.
- I recommend we make the following changes to the web site:
 - Remove the language that has been on the web site for quite some time, that refers to the park grant work – ***Management will remove***
 - Add a reference, with appropriate logo that the Bluewater Bay community is a wild life and natural habitat, per the efforts of Mr. Steve Duresky

- Post the most current edition of the Friends of Bluewater Bay newsletter (currently, the September edition is posted) – *Ms. Fralix reported that no additional newsletters have been completed and recommends removing the existing from the website*
- Mr. Chris Olsen will present this month’s report for the Flood Lake Committee
 - Chris and I were given an update of the preliminary conclusions for Phase I of the grant work
 - I would like the MSBU board to allow me to schedule a meeting at which AVCON will present the conclusions of the Phase I dynamic model, explain the scope of work for Phase II (subject to State of FL approval), and to receive any questions from the community with regard to the work. I contemplate that this meeting could be scheduled in the January/February time frame. *Ms. Stretch recommends having an AVCON representative attend a future MSBU board meeting*

VI. Unfinished Business

A. Lake Flood Committee Report and Grant Update

- Mr. Olson reported that he and Mr. Beukenkamp met with AVCON just before Thanksgiving and AVCON reported that the beavers are a problem and a lot of work needs to be done
- The drainage at Curacao Way is not adequate and needs to be addressed. Recommend having AVCON attend the January MSBU Board meeting. Mr. Olson also reported that the County should address the beaver and Curacao Way drainage issues.
- Ms. Fralix reported that the Friends of Bluewater Bay are having their 1st Annual 5K run on January 14th and will be having a Children’s one (1) mile race and a Hot Buns contest. We are also doing sponsorships at the cost of \$50.00 and the Marina will be helping with an after party and will be hosting Friday night pasta dinner before the race on Saturday
- We hope to have some vendors come out as well, you can go to active.com to register for the 5K and can to the Friends of Bluewater Facebook page to access the sign up forms
- Ms. Griffin asked if AVCON will propose a plan at the January meeting and encouraged all in attendance to attend the BCC meetings. Ms. Griffin also reported that she will ask Mr. Kelly Windes to attend the January meeting to hear AVCON’s proposal

B. AVCON Invoice Approval

AVCON invoice #110451 in the amount of \$4,720.00, dated September 13, 2106 was approved with a motion from Ms. Griffin and seconded by Mr. Costa, none opposed.

AVCON invoice #110655 in the amount of \$9,206.00, dated September 28, 2016 was approved with a motion from Ms. Griffin and seconded by Mr. Costa, none opposed.

C. Winged Foot Sidewalk Update:

Mr. Jason Autry from the County sent the following email on the Winged Foot Sidewalk project:

“In reviewing schedules, it appears we may have an opportunity to present itself within the next three months. We currently have a crew that is working on a playground improvement project that is scheduled to move to another site upon completion. However, we have a delay in the materials for the next site which will allow us to perform other work (non-scheduled) and we should be able to work this segment of sidewalk in. As the crew wraps up the current project (which will likely be in the January time frame) we will again asses our status and hopefully move to the sidewalk project site.”

VII. New Business

A. Establish January 10, 2017 Board Meeting Agenda

In addition to the normal agenda items:

1. Status on the Flood Grant
2. Updated MSBU Action List
3. Additional Street Lights Discussion
4. Street Identification Signs and sidewalk dimensions
5. Gravel parking area on Southwind Drive inside the County ROW

VIII. Public Comments

A homeowner in attendance asked about prior conversation on removal of the retaining walls and does not wish to have them removed. Ms. Griffin reported that there was talk of removing some of them, not all and nothing has been done to date as there are no funds available to remove and replace.

IX. Adjournment

With no further business to come before the meeting, it was adjourned at 6:55 p.m. with a motion from Ms. Griffin.

Submitted by: Meredith Collins

Approved by: Judy Griffin