

BLUEWATER BAY MSBU

BOARD of DIRECTORS

Public Meeting

March 14, 2017

I. Call to Order

Chairman Judy Griffin opened the meeting at 6:00 p.m. There was a quorum of the board. Present were Directors Steve Boswell, Felix Beukenkamp, David Costa, Jr. and David Vardaman. Also in attendance were Mike Griffith with The Bay Beacon, Jordan Hernandez and Mike Kent with Progressive Management, Kim and Denise Wintner with Alliance Association Management Company, Don Alley and Danny Ellis with First Service Residential, Bluewater Bay Residents David Howard, Steve Duresky, Branford McAllister, Jim Boswell, David Durham and Mike Duckworth and Sheila Dunning with The University of Florida IFAS Extension, was also in attendance. Representing Bluewater Association Management was Laura Landsberger.

The next public board meeting will be held April 11, 2016 at 6:00pm in the Bluewater Association Management conference room, at 4400 E. Hwy. 20, Suite 311, Niceville, Florida 32578 unless otherwise announced.

II. Approval of the January 10, 2017 Board of Directors Meeting Minutes

Mrs. Griffin asked for a motion to approve the minutes from the February 21, 2017 MSBU meeting. Mr. Boswell made a motion to approve, seconded by Felix Beukenkamp with comments, page 1 bullet 5, change from Bluewater Golf Course to Bluewater Bay Lake Course and typo on the next line pip change to pipe. Bullet 8, change Grass Lake to Downstream Lake. Majority approved.

III. Committee Reports

• Finance – Steve Boswell

Mr. Boswell reported the following:

Expenses for January 2017	\$19, 353.96
---------------------------	--------------

The February 28, 2017 financials were approved with a motion from Mr. Beukenkamp and seconded by Mr. Vardaman, none opposed.

• Landscape – David Costa, Jr.

Mr. Costa reported the following:

- Mr. Costa reported that Danny with BrightView is unable to attend this meeting or the April 11th meeting.
- New sod will be placed on Bay Drive the first week in April.
- Pine straw will be installed in the next few weeks.

- The trimming of the holley's and the camellias in the traffic circle will be done in the next 2 weeks
 - The seasonal color will be completed next month.
 - Brightview asked for approval for irrigation audit expenditure in the amount of \$4500.00, however the budget only allows for \$4140.00. Motion from Mr. Beukenkamp for approval of \$4140.00, seconded by Mr. Costa, voted unanimously for approval by the board.
 - Fertilizer to the turf will be in mid-April
 - Pre-emergent herbicide was applied to the turf in February
- Sheila Dunning with The University of Florida IFAS Extension came to talk about the ambrosia beetle outbreak effecting red bay trees in Bluewater Bay. The trees that are affected need to be taken down, chipped, and then burned in order for the infestation to not spread. The location of the burn site can be no further than 1 mile from the site of the tree. The forestry department has approved an emergency burn permit, but the fire must be at least 1000 ft. from any structure. Maria Wilson is the County Forester and will coordinate the details. Mr. Beukenkamp suggested that an air curtain could be used. An owner suggested that we contact Mid Bay Bridge Authority for a possible burn site. The Bluewater Bay Golf course was also a suggested site. There are no state funds available to help with expenses for tree removal. Ms. Dunning said that there could be free labor help from the Long Leaf Alliance as long as timing worked out they could take down the trees.

- **Communication – Felix Beukenkamp**

- None

IV. **Unfinished Business**

A. **Winged Foot Sidewalk Project Update**

The project is almost finished. Mr. Costa will come up with a plan to landscape where the stacked paver walls were removed. There is an agreement with the county on a not to exceed amount the MSBU will pay. There is a \$423.37 payment for the sidewalks. Need to confirm with the county on what that was for.

B. **2017 Movie Night Schedule**

April 21, 2017

V. **New Business**

- RFP for new Management Company was sent out and MSBU received two proposals: Progressive Management of America, Inc, and Alliance Management. After discussion Mr. Beukenkamp made a motion to hire Progressive Management of America seconded by Mr. Vardaman. Ms. Griffin and Mr. Boswell in favor, Mr. Costa, nay.
- Ms. Griffin welcomed Mr. Vardaman to the board and asked if any board member would like to change positions, no one did.
- The landscape RFP will need to be prepared for bid for next year.
- Mr. Boswell asked why the meetings are at 6pm, asked that it be changed to 5:30pm. The Board voted unanimously for the change in the meeting time.
- The website needs to be changed; it is not easy to navigate. Mr. Beukenkamp offered to take this task over.

VI. Public Comments

- An owner from the Woodlands is concerned about the new solar lights on the monument signs. The board would like to find a better solution, however it would be very expensive to put in power.
- Woodlands entrance is very bland, there is no color. There is no irrigation in the medians. The owner wants something done about putting in some color. Ms. Griffin suggested Mexican petunias that do not need a lot of water.
- The county asphalted the roads in the Woodlands but did not stripe. The county did say it was supposed to happen this month.

VII. Adjournment

With no further business to come before the meeting, it was adjourned at 8:02p.m. with a motion from Mr. Vardaman.

Respectfully Submitted
for the Board of Directors,


Jordan D. Hernandez, CAM

APPROVED