

BLUEWATER BAY MSBU

BOARD of DIRECTORS

Public Meeting

January 10, 2017

I. Call to Order

Chairman Judy Griffin called the meeting to order at 6:00 p.m. Present were Directors Debbie Stretch, David Costa, Jr., Felix Beukenkamp and Steve Boswell. The presence of a quorum was confirmed. Also in attendance were Mike Griffith with Bay Beacon, David Howard, Danny Willcox with BrightView Landscaping, Branford McAllister, George Sebren and Chris Olson. Representing Bluewater Management Services were Darlane Landsberger and Meredith Collins.

II. Announcements

Next Public Board meeting will be held on February 21, 2017 at 5:30 p.m. in the Bluewater Management Services Conference Room, 4400 Highway 20, East, Suite 311, Niceville, Florida.

III. Approval of the December 13, 2016 Board of Directors Meeting Minutes

The December 13, 2016 Board of Directors Meeting minutes were approved with a motion from Mr. Boswell and seconded by Ms. Stretch, none opposed.

IV. Committee Reports

A. Finance – Steve Boswell

Mr. Boswell reported the following:

Assessments collected in December 2016	\$88,362.84
Expenses for December 2016	\$25,086.97
Interest Collected in December 2016	\$116.01
Total Revenue for December 2016	\$88,478.85

B. Landscape – David Costa, Jr.

Mr. Costa reported the following:

- Pine straw was applied
- Bluewater Management Services will contact the County to see if they will remove the trees at the traffic circle due to safety concerns
- BrightView will schedule the pruning back at the traffic circle in March
- Mr. Costa reported that he will work with BrightView on plans, cost and digital imaging for a Master Plan
- Ms. Griffin asked about the removal and replacement of the Bradford Pear trees. Mr. Costa reported that the plan needs to be evaluated and put together more of a master plan, however, some may have to be removed now. Mr. Costa reported he will evaluate and report more at the next Board meeting

C. Communication – Felix Beukenkamp

Mr. Beukenkamp thanked Mr. Steve Duresky for registering Bluewater Bay as a “Community Wildlife Habitat”. Mr. Duresky reported that yes, Bluewater Bay is officially registered and is only nine (9) certified within the state of Florida, more than any other state. Mr. Duresky reported that there is still a long way to go to get the certification.

Mr. Beukenkamp reported that he received a phone call that the link for the “projects” on the website was not working. Mr. Beukenkamp reported that he was able to open the link, however, asked Management to check all of the links to ensure they are working properly.

Ms. Stretch reported that she recently tried to access covenants on the website and could not access and she contacted the County to report they wouldn’t link.

Management was asked to put the Friends of Bluewater Bay “Buns on the Run” 5K run that is scheduled for Saturday, January 14, 2017 at 8:30 a.m.

V. Unfinished Business

A. Lake Flood Committee Report and Grant Update

Mr. Olson reported on the “Buns on the Run” 5K – it is scheduled for 8:30 a.m. Saturday, January 14, 2017 at the Bluewater Bay Marina and have over 100 participants which will help raise funds. Registration can be done Friday evening at the Marina or Saturday morning at 7:30 a.m. The run is insured and certified. There will also be a Pasta Dinner at Schooner’s on Friday evening.

Mr. Olson reported that AVCON will come to the February Board meeting. Mr. Beukenkamp reported that he and Mr. Olson attended a meeting recently with AVCON and the engineers and were briefed on the worst case scenarios. They discussed changing pipe sizes and recommended several changes and beaver mitigation. Beaver mitigation is not included in the grant. Ms. Griffin recommends having AVCON attend the February 21, 2017 Board Meeting and changed the time to 5:30 p.m. vs. 6:00 p.m.

B. Updated MSBU Action List:

Ms. Griffin reported that several items were added to the Action Listing.

A homeowner in attendance reported that striping was to be completed in October 2016, however, it is still not done. Mr. Beukenkamp reported that the County Commission had to approve the contract back in October and the contractor was to schedule the striping to be done. Mr. Beukenkamp reported he made several calls and recommends that the homeowner contact Mr. Kelly Windes office. The homeowner reported he was told that all of Bluewater Bay was to be striped, Mr. Beukenkamp reported he only inquired about the Southwind Drive.

Ms. Griffin reported that two signs on Southwind Drive were taken down and need to be replaced and asked Management of put on the action listing.

Mr. Costa asked about the Winged Foot Sidewalk project and if there is any update. Ms. Landsberger reported that the County was sent another email requesting an update. Mr. Beukenkamp asked who will be supervising the project. Ms. Griffin reported that the County will supervise and will walk the project prior to commencement.

C. Street Identification Signs and Sidewalk Dimensions:

Mr. Beukenkamp reported that he did an inventory and used a wheel for the measurements for the path from Troon Drive to the end of Southwind Court and Bluewater Boulevard.

There were a total of 41 signs and it will cost an estimated \$100.00 per sign. The locations are:

Woodlands – 7 signs
Southwind – 5 signs
Bluewater Bay Boulevard – 16 signs
Bay Drive – 13 signs

Ms. Griffin asked if the County was contacted about the damage to the sidewalk on the walking trail between Bluewater Boulevard and Bay Drive. Ms. Landsberger reported that the County has been contacted and we hope to get an onsite meeting with Gene Phillips.

D. Gravel Parking Area on Southwind Drive inside the County ROW:

It was reported that in the past the MSBU has paid to improve this area. Mr. Beukenkamp recommends adding this to the project listing and could possibly do the repairs for \$1,000.00 to fill in the worst areas and maybe shorten the area as well.

E. MSBU Email Addresses:

Ms. Landsberger recommends dedicating a “Cox” email address to the MSBU and removing all of the other email addresses off of the website. The dedicated emails will be sent to Management and Management will then distribute to the Board members.

Mr. Costa asked why the Board’s current email addresses are titles vs. names, Ms. Landsberger reported that was a Board decision. The Board agreed to dedicate a Cox email address and also change the Board’s email addresses to their first initial and last name.

F. Clerk of Court Accounting 2016 Cash Carryover:

Mr. Beukenkamp asked for an explanation on the financial carryover error in the about of \$140,174.00. Ms. Landsberger reported that the carryover was provided by the County and she questioned it back in December 2016. After several emails and getting no resolution, she contact Mr. Dave Skarzynski and he reported that he did not have an explanation, however, the cash balance carryover was \$47,444.00 and it will corrected at the BCC meeting scheduled for January 17, 2017.

G. Local Option Sales Tax:

Mr. Beukenkamp reported that the Board of County Commissioners are contemplating a half penny sales tax referendum on the March ballot. The purpose of this proposed tax would be to create a 5 year funding mechanism to be used for drainage and roadway infrastructure improvements and asked if the MSBU Board wished to get involved. Ms. Griffin reported that she doesn’t believe this is an MSBU responsibility, however, would like to be kept informed. Mr. Costa agreed and reported that it’s not in the MSBU’s scope or an MSBU Board position.

Mr. Beukenkamp reported that the Magnolia Plantation vs. BWB Resort court hearing was held on December 12, 2016 and no judgement was made. The next hearing is one week from tomorrow.

VI. New Business

A. Format of MSBU Monthly Agenda Discussion:

Ms. Griffin reported that Mr. Beukenkamp had asked to add “Old Business” to the agenda, however, Robert’s Rules reads “Unfinished Business”, all agreed no changes to the monthly agenda.

B. Establish February 21, 2017 Board Meeting Agenda

In additional to the normal agenda items:

1. AVCON Update
2. Project Listing
3. Status on the Flood Grant
4. Updated MSBU Action List
5. 2017 Movie Night Schedule

VII. Public Comments

Mr. Duresky reported on the registering the Bluewater Bay community as a “Community Wildlife Habitat” and that the NW Florida Daily News put an article in the paper as well as the Destin Log. There is a lot of work that still needs to be done before getting the certification and is currently working toward the goals. Mr. Duresky asked all in attendance if they wished to get your individual home certified you can go to the Wildlife Federation website to start the process.

Mr. Duresky reported that he received a phone call from the Jacksonville City Council Vice President who approached him to give a presentation. Mr. Duresky also reported he would like to put up a table at the community movie nights to get the information out to the community.

VIII. Adjournment

With no further business to come before the meeting, it was adjourned at 7:00 p.m. with a motion from Ms. Griffin.

Submitted by: Meredith Collins

Approved by: Judy Griffin