

BLUEWATER BAY MSBU
BOARD of DIRECTORS
Public Meeting
February 21, 2017

I. Call to Order

Chairman Judy Griffin opened the meeting at 5:35 p.m. and announced that a quorum was not yet established. Present was Director Steve Boswell. Debbie Stretch and Felix Beukenkamp were absent. David Costa, Jr. was running late. Also in attendance were Mike Griffith with Bay Beacon, David Howard, Danny Willcox with BrightView Landscaping, Branford & Carolyn McAllister, Chris Olson, Jim Stawifer, Pam Alonso, Elise Whittenburg, David Vardaman, JC McArdle, Leroy Thornal and Brett Hinely. Also in attendance from AVCON was Lee Lewis and Calvin Palmer. Representing Bluewater Management Services were Meredith Collins and Laura Landsberger.

Ms. Griffin introduced Lee Lewis with AVCON to give an informal report on the flood mitigation and grant project.

Mr. Lewis reported the following:

- The Flood Mitigation Project began in April 2014. We started investigating the drainage basin when rain water at Caruso Way by Southwind Drive intruded into several homes
- Mr. Lewis reported that he was approached by Mr. Beukenkamp and Mr. Lewis applied for a grant which is a 75/25 percent grant, FEMA would pay 75% and the homeowners would need to come up with the additional 25%
- The grant was approved and AVCON started to move forward with the grant. AVCON was then contracted by the county last summer and was able to identify and verify the elevation of all pipes
- The rains in April of 2014 were a 100 year storm and AVCON was able to model that storm and locate where the failures in the piping happened.
- AVCON then sent a preliminary report to the county. Some of the findings were at the 7th hole of the Bluewater Bay Lake Course where there is a 15" pipe elevated in the pond, AVCON is proposing installation of a lower pipe under the water at least 24 inches and rebuild the golf cart crossing area
- AVCON is also looking at increasing the pipe at Southwind Drive from a 24" to a 36" pipe, this will allow the water flow to double
- The larger issue is at Curacao Way, that system is a 30" pipe and AVCON proposes to replace with two (2) twin 36" pipes as there is no depression in the road at that area
- AVCON did a study on the downstream lake and found seven (7) active beaver dams and 5 or 6 of those dams are impacting the flow of water
- The property appraiser's website shows that the areas of responsibility are partially county and the other being private property
- Mr. Lewis reported that the beavers will try to stop the mitigation, however, the county allows a permit to have the beavers removed
- Mr. Lewis reported that AVCON is moving forward with a design leaving the beavers in place
- Mr. Lewis reported that he sat down with the county several times and the design drawings are 90% complete. The county will now want an additional 25% of the next phase and Mr. Lewis recommended to all in attendance to contact the county to possibly move this project up on their priority listing.
- Mr. Lewis reported that he hopes to have this phase completed by the end of March to forward to the county
- Ms. Griffin asked Mr. Lewis about the cost of the Flood Mitigation Project. Mr. Lewis reported that his initial cost estimate was \$260,000.00 and the latest estimate is \$240,000.00 to \$250,000.00.
- Ms. Griffin asked Mr. Lewis if the dam that blew out, is that on the Bluewater Golf Course property. Mr. Lewis reported he cannot answer that question and that Curacao Way is on the county right of way.
- Ms. Griffin asked if Mr. Lewis what the priority area is, Mr. Lewis reported that Curacao Way is at the

top of the list, however, funding will be the challenge

Ms. Griffin thanked Mr. Lewis and Mr. Palmer for attending this evening and that asked when the plan for Phase 2 will be ready. Mr. Lewis reported that the plan for Phase 2 will be ready March of 2017 and also reported that the grant completion date July of 2018 and an extension will possibly be needed.

A homeowner in attendance asked if the AVCON study is public. Mr. Lewis reported that it is still not completed or ready for distribution. A homeowner asked if he wished to stop by AVCON and review, would he be able, Mr. Lewis reported, yes.

Ms. Fralix asked Mr. Lewis if he knew of any monetary avenues to help the community to offset the 25%, Mr. Lewis reported no, however, recommended that she contact the county.

Ms. Griffin reported asked all in attendance if they had any questions and reported the following:

- The Board has been discussing a lot of community improvements that are needed, however, there is no money in the budget but could be accomplished by a special assessment. Street signs and old/aging landscaping needs replacement
- A homeowner in attendance asked if the Board can have the port-a-potty removed by the Woodlands and reported that she sent several emails to the county, however, received no response. Ms. Griffin agreed that it should be removed and she will address with the County Parks Department
- A homeowner in attendance asked about the large cash carryover that was reported in the minutes from January. Ms. Griffin reported that it was a county error and Management brought it to the county's attention and it was corrected

Ms. Griffin asked Mr. Danny Willcox to report on several landscaping items, he reported the following:

- Ms. Griffin reported on the following received UF County Extension Office Sheila Dunning from the county extension office called me in response to our email regarding the dead trees around the traffic circle. She said the trees are infected with a disease called Laurel Wilt caused by an ambrosia beetle. The disease only effects the Red Bay trees that have died and will continue to spread if the infected trees are not immediately removed and burned. She cautioned that these trees need to be removed as soon as possible and burning them will kill the eggs that are in the dead trees. Laura Landsberger reported that the county will not remove the trees. Many of the affected trees belong to Glenlake HOA. She also reported that she received an estimate for removal of the trees from Florida Select in the amount of \$8,600.00 for removal of 43 Red Bay trees, for a total of \$200.00 per tree. Two (2) other tree companies declined to bid on the removal.
- Mr. Willcox reported that many areas of on Bay Drive need new sod and gave a proposal for the Board. Mr. Willcox reported that now is the perfect time to get the sod installed. Last year the board approved the installation of Bahia grasses, however, that's not the best choice and he recommended installation of Centipede sod
- Mr. Willcox also reported that there are a lot of areas in the median on Hwy 20 that need new plants. Mr. Willcox reported that they need to come up with a plan for adding additional grasses and other plants.
- Ms. Griffin reported that the Winged Foot Sidewalk project has begun and proposed taking down the stacked block walls on both sides of Winged Foot at Oakmont Drive so the sidewalk could be set back safely from the street and to remove the dead azalea bushes. Mr. Willcox reported that there is no irrigation there. Ms. Griffin reported that a lot of azaleas throughout the community and a new plant replacement needs to be discussed.
- Ms. Griffin reported that a lot of the Bradford Pear trees are splitting due to age. Many residents donated the trees years ago, unfortunately, they are dying and asked if anyone has any suggestions. Mr. Vardaman reported that this topic should be discussed at length at a later date. Ms. Griffin reported that she would like to see a tree that will bloom for replacement, Mr. Willcox recommends a "tulip

- poplar". Ms. Griffin also recommends a VitexTree, they have a purple leaf and are fragrant
- A homeowner in attendance reported that the road paint at Southwind Drive has not been done, Ms. Griffin reported that the public works department has been notified. Ms. Landsberger reported that it's scheduled to be complete in March
- Mr. Willcox reported that they will be pruning the azaleas and the holly trees at the circle in March
- Ms. Griffin reported that the next scheduled movie night will be held in March
- Ms. Griffin reported that Debbie Stretch resigned from the MSBU Board of Directors and the Board has only received one nomination to date, Mr. David Vardaman
- Mr. Brett Hinely reported on the ½ penny sales tax that the county is proposing and recommends that the MSBU support and ask the county for a portion of those funds. Ms. Griffin recommended that all homeowners to contact Kelly Windes for support
- Ms. Griffin also reported that the MSBU has a very limited budget and recommends that all homeowners concerned about this issue to attend the BCC meetings

Ms. Fralix reported the following on behalf of the Friends of Bluewater Bay:

- Ms. Fralix reported that Jennifer with Caring and Sharing started a Go Fund Me page for replacement of the vandalized book houses and currently has raised almost \$1,300
- Ms. Fralix asked the Board if Randy Wise has purchased the land from the Golf Course, it was reported no, there is still litigation
- Ms. Fralix reported that the Friend of Bluewater Bay has raised over \$4,300 and that local business' are willing to support, however, not quarterly

Mr. Costa arrived at 6:42 p.m. and Ms. Griffin announced that a quorum of the Board was established and the meeting was opened.

II. Announcements

Next Public Board meeting will be held on March 14, 2017 at 6:00 p.m. in the Bluewater Management Services Conference Room, 4400 Highway 20, East, Suite 311, Niceville, Florida.

Debbie Stretch Resignation & Appointment of Replacement for Vacancy:

Mr. Boswell made a motion to appoint David Vardaman to fill Ms. Stretch's position as Vice Chairman, this was seconded by Mr. Costa, none opposed.

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

The January 10, 2017 Board of Directors Meeting minutes were approved with a motion from Mr. Costa and seconded by Mr. Boswell, none opposed.

IV. Committee Reports

A. Finance – Steve Boswell

Mr. Boswell reported the following:

Assessments collected in January 2017	\$141,520.25
Expenses for January 2017	\$22,468.86
Interest Collected in January 2017	\$0
Total Revenue for January 2017	\$141,520.25

The January 31, 2017 financials were approved with a motion from Mr. Costa and seconded by Mr. Boswell, none opposed.

B. Landscape – David Costa, Jr.

Mr. Costa reported the following:

- Mr. Costa reported that he, Laura Landsberger and a representative of BrightView did a drive through yesterday and there are several areas that need attention
- The county is not responsive on removal of trees, particularly the red bay trees at the circle. The arborist recommends burning of the trees and the majority of them belong to Glenlake HOA. Ms. Landsberger recommends getting with the Glenlake HOA Board and seeing if they would be willing to remove the trees in conjunction with the trees at the traffic circle. Ms. Griffin recommends removal of the red bay trees at the circle now and that there are funds in Common Area Enhancements to remove them ASAP. Mr. Costa made a motion to remove the red bay trees at the traffic circle not to exceed \$6,000.00, this was seconded by Mr. Boswell, none opposed. Ms. Landsberger will contact the Glenlake Board.
- Mr. Costa recommends scheduling a workshop to discuss the Priority Listing and also reported that there are a lot of landscape issues that need to be addressed
- Mr. Willcox discussed the proposal for sod installation for the bare areas on Bay Drive. This was approved last year and initially one truck load was approved, however, that will not be enough. BrightView proposes installation of 2 truckloads of centipede sod installed, a total of 18,000 square feet for a total of \$8,000.00 using Common Area Enhancement funds, this was seconded by Mr. Boswell, none opposed.

C. Communication – Felix Beukenkamp

No Report.

V. Unfinished Business

A. Winged Foot Sidewalk Project Update – Removal of stack wall Winged Foot & Oakmont (estimate received \$800.00)

Perfection Outdoor Services, Inc. submitted a proposal for removal of the stacked block walls (2) at Winged Foot and Oakmont Drive for a total of \$800.00, this was approved with a motion from Ms. Griffin and seconded by Mr. Costa, none opposed.

B. Project Listing:

Tabled

C. Updated MSBU Action Listing:

Tabled

D. 2017 Movie Night Schedule

No schedule yet

VI. New Business

Ms. Griffin reported that she received a letter from Darlane Landsberger that she will be retiring and closing Bluewater Management Services effective February 28, 2017. Ms. Griffin reported that Laura Landsberger will be opening a new Management Company, Bluewater Association Management, LLC and will do a thirty (30) day contract so that the Board can go ahead and bid out the contract. Ms.

Griffin reported to the Board that the Management Contract RFP was just completed and will send out and discuss at the March 14, 2017 meeting, all agreed.

A. Establish March 14, 2017 Board Meeting Agenda

In additional to the normal agenda items:

1. Project Listing
2. Lake Flood Committee Report and Grant Update
3. Management RFP
4. Updated MSBU Action List
5. 2017 Movie Night Schedule

VII. Public Comments

VIII. Adjournment

With no further business to come before the meeting, it was adjourned at 7:28 p.m. with a motion from Ms. Griffin.

Submitted by: Meredith Collins

Approved by: Judy Griffin