

**Bluewater Bay Municipal Services Benefit Unit
Board of Directors Meeting | February 13, 2018**

Attendees: The Board of Directors for the Bluewater Bay Municipal Services Benefit Unit held their scheduled public meeting at Bluewater Association Management's Conference Room, located at 4400 Hwy. 20, Ste. 311, on Tuesday, February 13, 2018 at 5:30 pm. Board Members present were Judy Griffin, David Vardaman, David Costa, Jr., and Steve Boswell; Felix Beukenkamp was absent. Mike Kent, Jennifer Fillmore, and Sabine Henry from Progressive Management of America.

Call to Order:

The meeting was called to order at 5:32 pm; a quorum was established with four members present. Felix Beukenkamp was absent.

Chairman Report

David Costa reported for the MSBU Chair Felix Beukenkamp, who was absent. (See attached Handout)

Approval of prior meeting minutes:

Judy Griffin motioned to approve minutes from January 9, 2018; seconded by Steve Boswell. Motion approved unanimously.

Finance – Steve Boswell reported on financial status as of January 2018. **Judy Griffin motioned to approve the reports; David Vardaman seconded. Motion approved unanimously.**

Managers' Report

Sabine Henry reported on an Website requests from Mrs. Hankins, who is the Sales and Marketing Manager for Brookdale Senior Living Solutions regarding the placement of a wind flag for directions at the entrance of Bluewater Blvd./CVS. Sabine Henry talked to Mr. Zivan regarding this issue who had told her that Mrs. Hankins is talking about the public county road right away where no signs or flags are allowed to be posted. Sabine Henry will recommend in her answer to Mrs. Hankins per email to talk to CVS or other business owners in this area and ask for permission from those owners to allow her to place the flag on their property.

Sabine Henry further reported on a complaint from Mr. John Pinnel in Bluewater Bay regarding some Popcorn trees which were removed a couple of months ago by Chantilly Lake and residents asked why nobody who lives in this area was asked before removing those trees. Judy Griffin said that she had read the complaint and asked Brightview to provide her with a quote for six (6) bald Cypress (10-foot-tall) trees for the Chantilly Lake. Brightview's proposal was \$2,670.20. Judy Griffin recommended to replace the removed popcorn trees with bald cypress trees.

Judy motioned to accept BrightView's Proposal in the amount of \$2,670.20, Steve Boswell seconded the motion. David Vardaman wanted to know who asked for the replacement of the trees, there are other residents who would like sidewalks and medians done. Judy Griffin said that a lot of the Residents go to the lake with their families, hiking etc. and it would be a great enhancement.

Motion moves with Three (3) in favor, one (1) opposed. Vote carried

Sabine Henry will answer to Mr. Pinnel's complaint, explaining that the Popcorn Trees were a nuisance and they will be replaced with six (6) bald cypress trees.

Sabine Henry reported that there are problems with a second irrigation system at Lakeside. Brightview reported that they had someone look at this issue and the approx. cost for repair is between \$1,200 and \$1,600.

Judy Griffin motioned to make repairs on the well at Lakeside but not to exceed the amount of \$1,800. Steve Boswell seconded. Motion approved unanimously.

Residents had concerns about an area in front of Oaklake which has no water but had water in the past. Marcus Garcia stated that he does not believe the area has a well. Judy Griffin also asked Marcus Garcia if the water on Prestwick was turned on. Marcus Garcia reported that the flowers will not be planted until March and that this is City Water and not a well. Sabine Henry was asked to look into this and also ask if there is another one at Oaklake.

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Sabine Henry reported on the removal of a fallen tree which had fell close to the Fence on Bay Drive, across the Tennis Center. It was cut and removed by PMA Maintenance.

Sabine Henry presented three (3) quotes from Brightview regarding the removal of the block walls on Chantilly Circle, Canterbury Circle and Bluewater Blvd. After discussion on all three bids it was decided that more information is needed on those projects and to present the quotes in the next meeting to include stabilizing the area after removing the walls.

Committee Reports:

Finance – Steve Boswell asked if the Budget will be discussed in the next meeting or if there will be another budget workshop. Mike Kent said that there will be another budget workshop next month before the Board Meeting. Steve Boswell asked for the budget workshop to be added to the Agenda for the upcoming meeting.

Landscape – Judy Griffin requested additional tree trimming. March is an excellent time to cut trees and to start cleaning up the areas on the right side of the roads. Start Bluewater Blvd. South and work down. We did the median in the past but there is a lot of debris on the side of the roads. Her thoughts are to clean up those areas. If she can get a day rate of \$1,650 that would be typical for a tree company to come in and with two to three people cut down the stumps in the median before we do the pine straw and also take out dead trees. Judy suggested to take two (2) days at a day rate of \$1,650.

Judy Griffin motioned to hire a tree company for two (2) days at a day rate of \$1,650. Steve Boswell seconded. Motion approved unanimously.

David Vardaman talked about the Bradford Pears that there will be some clean up and they need to be trimmed before spring. Judy Griffin said she had talked to Danny Willcox (Brightview) and they will trim the trees before spring. **David Vardaman motioned to hire a tree company for a day rate of \$1,650 for one (1) day on Bay Drive and (1) day on Bluewater Blvd. Steve Boswell seconded. All in favor. Motion carried.**

Marcus Garcia (Brightview) presented a proposal for the clean up along Hwy 20. Judy Griffin said that in last months meeting Felix Beukenkamp had asked if the MSBU can do anything on clean up from the entrance of Magnolia Plantation to the end of the Golf Course, south of Hwy 20 once a year. Discussion on what part the county is taken care of. Judy suggested that, before approval of the proposal we should check with the county and table this until the next meeting. David Costa had a question on the area of Range Road and Bluewater Blvd. there was Lantana in the past and the area does not look good. Judy Griffin said she will take a look at that area and stated that this area needs planting/flowers.

Special Project

Triumph Grant Proposal – Mike Kent will follow up to complete the pre application to submit to the county for review and approval.

Unfinished Business:

Woodlands Sign – David Vardaman reported that the new Woodlands Sign will be finished next week. It will be painted this week.

Tree Mulching in the Southwind Drive Area. We are still awaiting bids and will be on Agenda for next meeting.

New Business:

Summer Concert David Vardaman engaged with Band Members of the Niceville Highschool but did not officially talk to Tom Hanks from the Golf Course. The Band is getting sponsored. If the MSBU could provide Snacks, the amount of band members is about twenty (20) people. Steve Boswell says that Steve from Chelco would supply free signs for the events as Chelco did with the movie nights. David Vardaman will gather some more information.

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David Vardaman started the Park Bench discussion and said we should discuss:

1. Cost – how much will we spend
2. Locations – benches have to be placed somewhere where they will be used
3. Security for the bench

Those are the issues we have to start looking at. With installation a bench will cost approx. \$700 but with concrete for about \$100 because it will have body weight on it the benches have to be set into concrete. Residents mentioned a bench which was placed in the Natural Trail Area by the Garden Club and she will research what they did when they installed the bench because you will have to consider kids playing on those benches, taken those or destroying them. David Vardaman has 3 locations, classical bench for approx. \$700 each and will bring options on classical style to the next meeting.

Judy Griffin asked to table the Block Walls Proposals from Brightview at this point until we have a more completed plan for planting.

Public Comments:

Residents spoke about the Coyote issues in the Bluewater Bay Area. She reported that Neighbors are feeding the Coyotes and the numbers are getting out of control.

David Costa referred to the FWC Website which was posted on the Bluewater Bay MSBU Website and explained that the Bluewater Bay MSBU maintains the maintenance in Bluewater Bay and does not have the jurisdiction on animal control, but will see if we can find out any more information on this issue.

David Costa stated that Steve Duresky needs more homes to certify for the Certified Wildlife Habitat Community.

Next public Board Meeting will be held March 13, 2018 at 5:30pm following a Budget Workshop at 5PM.

Adjournment:

Steve Boswell motioned to adjourn the meeting; seconded by David Vardaman. Meeting was adjourned at 7:30PM.

Respectfully Submitted
for the Board of Directors,

Sabine Henry, CAM