

Attendees: The Board of Directors for the Bluewater Bay Municipal Services Benefit Unit held their scheduled public meeting at Crosspoint Church, located at 4400 Hwy. 20, Ste. 600, on Tuesday, August 14, 2018 at 5:30 pm. Board Members present were Felix Beukenkamp, Judy Griffin, David Vardaman, Steve Boswell and David Costa. Mike Kent, and Clinton Moomey from Progressive Management of America.

Call to Order:

The meeting was called to order at 5:30 pm; a quorum was established with all five members present.

Approval of prior meeting minutes

**Judy Griffin motioned to approve minutes from July 10, 2018; seconded by David Vardaman.**

**Motion Approved Unanimously.**

Financial Report

Steve Boswell reported on financial status as of July 2018. In the month July \$0 assessments were collected with a total year to date of \$319,120. Assessments are now 100% collected. There is a cash balance of \$8,950.13 available in the general fund and \$27,446 available in the reserve fund.

**Judy Griffin motioned to approve the report; David Costa Jr. seconded. Motion Approved Unanimously.**

Landscape Report

Judy Griffin reported that two drive through inspections were done in the month of July and August. The first was to inspect all areas in the MSBU and the second was the trail from Bluewater Dr. to Bay Dr. Two proposals were presented to do a cleanup and a cut back on the trail.

**Judy Griffin motioned to accept Brightview's proposal of \$2000.00 to cut back 3 feet and limb up the trail.**

**David Vardaman motioned to table the proposal until cleanup on Bay Dr. is discussed. David Costa seconded the motion. Motion was tabled at this time.**

Judy Griffin reported she has enlisted help from Denise Wintner to help put together a plan for landscaping throughout the MSBU. Together with Denise Wintner's help, who is a master gardener, would like to form a landscape committee.

**Judy Griffin motioned to form a landscape committee to help with planning in the MSBU. Steve Boswell seconded the motion.**

David Vardaman cautioned about the potential of adding a layer of bureaucracy. His apprehensions were addressed and he was no longer concerned. Denise stated this committee would only bring suggestions to the board and also create a phase plan that the board could adopt if they so wished to. Judy Griffin stated in the past they suggested Brad Davis do a comprehensive plan that would be very expensive. Forming this committee will be free and will help with next year's budget. David Vardaman asked that a complete

plan with mulch and pine straw be included with the plan along with flowers. Denise Wintner asked that Friends of Bluewater, Bay Beacon and also on the MSBU website post a notice to acquire more committee members. Judy Griffin will be the point of contact.

**Motion Approved Unanimously.**

Judy Griffin stated there has been a lot of tree trimming in the area but there is a lot more to be trimmed. Owners requested that limbs on Bluewater from HWY 20 to Range Rd. be addressed. Also the fire department could be called because they require a 16 foot clearance and they will call the county to have the roads limbed up. David Vardaman stated he would call the fire district and have them assess all areas.

Judy stated the next irrigation check with Brightview is due in October. If any owners see issues with irrigation they need to contact Judy Griffin or the management team to have them addressed.

David Vardaman stated all of the resources were spent on Bluewater Dr. and none on Bay Dr. from the February approved project. The tree trimming that was approved was for both areas and all funding went to Bluewater. The money was well spent but now Bay Dr. is in need of trimming.

**David Vardaman motioned to spend up to \$6,600.00 for four days work. The work performed shall include a height of 10ft and 4ft cutting back from walkways and shoulders.**

David Costa Jr. stated part of the issue is the lack of daily maintenance from the current contractor and the need for them to improve. Also the lack of irrigation on Bay Dr.

Judy Griffin stated she thought the Chelco tree trimming would address many of the Bay Dr. issues.

Felix Beukenkamp stated that the Chelco project will not happen in the immediate future and also the board needs to consider there is only \$8,950.13 remaining in the budget.

Clinton Moomey stated there was only \$7,950.13 not committed. There are two invoices from Arbor Barber that are not submitted for payment for emergency tree removal. Board acknowledged.

David Vardaman stated money could come out of the FY 2018 Reserves. Steve Boswell was concerned that the project would jump ahead of any of the other projects.

Mike Kent stated the reserves could be used if the board approves expenditures from operating reserve fund.

Felix Beukenkamp stated the tree trimming on Bay Dr. is only the first step in cleaning up Bay Dr. and there needs to be a plan for the future. Also Felix asked that once a decision is made by the board on Bay Dr. that David Vardaman un-table his previous motion that dealt with the trail cleanup. David Vardaman stated he would.

**David Vardaman re stated his motion. David Vardaman motioned to spend up to \$6,600.00 for four days work on Bay Drive. The work performed must include a height of 10ft high and 4ft cutting back from walkways and shoulders. All debris must be removed. All work will be done within 60 days. David Costa Jr. seconded the motion. Motion approved with 3 yes votes and 2 no votes.**

Walkway was un-tabled at this time.

**Judy Griffin motioned to accept Brightview's proposal of \$2000.00 to cut back 3 feet and limb up the trail. David Vardaman seconded the motion. Motion approved unanimously.**

Felix Beukenkamp stated Progressive Management solicited bids to mow on HWY 20 from Lancaster to Magnolia Plantation. Three bids were presented to the board. Felix stated that nothing needed to be voted on at this time but wanted the board to review and consider approving at a future meeting.

Felix Beukenkamp stated there was a pump station on Southwind Drive that was in need of being cleaned up. Board requested management to contact Public Works to get the area cleaned up.

#### Chairman Report

Felix Beukenkamp request board look at the list of right of ways that he created and prioritize maintenance from most to least important. Felix asked that all board members return the list to management within a week so that he could have a compiled list to give CHELCO when they start the tree trimming project that was approved.

Clinton Moomey stated as request an application for air potato vine beetles was submitted and the Florida Department of Agriculture responded saying that the beetles are in the MSBU area and it will take some time for the beetles to make an impact. At this time there is nothing more to do.

Felix Beukenkamp stated an agreement for the FEMA Flood Grant Phase II has been signed by the MSBU. The agreement will be signed by the Board of County Commissioners at their upcoming meeting.

#### Unfinished Business

Bill Melton owner of the management company that manages Florida Club requested the MSBU vote and record in minutes their position on The Florida Club being removed from the MSBU. Bill stated there is no direct benefit of the MSBU for Florida Club.

David Costa Jr. stated each individual HOA must maintain property within their own HOA. MSBU does not maintain inside any of the HOA's in Bluewater Bay. David also stated The Florida Club also uses the Bluewater name. The sign reads Florida Club at Bluewater Bay. David asked if there were 95% of owners that wished to be removed why was there only one Florida Club owners at this meeting.

Felix Beukenkamp stated the MSBU board cannot have the Florida Club removed. It is a county ordinance and the board of county commissioners must make that decision. Florida Club is looking for an endorsement from the MSBU board to be removed. Felix asked the board in previous discussions to talk to as many neighbors in the MSBU to get their opinion on removing Florida Club.

David Costa Jr. stated he spoke to 111 people through Bluewater Bay Next Door. David Costa outlined that the property is boarded on either side by fellow BWB MSBU properties (the old golf course and White Wilson medical).

Steve Boswell asked when the MSBU was established. It was stated MSBU was created in 1994 and Florida Club was built in 2000. Steve Boswell asked why now does Florida Club want to be removed.

Felix Beukenkamp stated the way for Florida Club should be removed would be through a referendum. All 3000 households would have to vote to approve the removal.

David Vardaman stated no member of the Florida Club board was present for the public discussion they requested. The MSBU had specifically coordinated this request through the Florida Club's legal counsel, Mr. Brandon Burg. During the meeting the Florida Club was represented by their property manager who does not own property at Florida Club.

Mr. Vardaman addressed the following financial expenditures and benefits he feels directly benefit the Florida Club.

- Paid \$1,650 in May 2018 to clear vegetation along Hwy-20 from Florida Club to Range Road
- MSBU will inherit annual Hwy-20 median beautification upkeep in front of Florida Club expected to be least \$6,000
  - \$2,000 - \$3,000 for annual tree trimming
    - \$3000 in replacement pine straw / mulch (586 bales @ \$5 each = \$2,930)
  - Payment of electrical bill for irrigation
  - Payment for maintenance and repair of irrigation system
  - A non-monetary benefit the median project will provide is improved traffic safety for Florida Club residents. The landscaping will reduce speeders and mitigate any accident that could cross over the median into oncoming traffic
- Property appraiser analysis indicates that Bluewater Bay properties sell for 3.4% more and in less time than similar properties. Mr. Vardaman believes that MSBU investments in projects have a positive impact on these values.
  - August 2017 12-month review of 3-4 bedroom homes between 1,500 and 3,500 square

Felix Beukenkamp stated this issue needs to go to the board of county commissioners.

Judy Griffin stated she agrees with everything David Vardaman has stated and she is not in favor of the Florida Club being removed.

**Judy Griffin motioned to have Florida Club removed from the MSBU. Steve Boswell seconded the motion. All opposed. Motion denied unanimously.**

#### New Business

Mike Kent stated the county will receive the agreed upon contract from the DOT any day for the HWY 20 grant. It will be contingent on the MSBU getting the final bids, plans and maintenance agreement back to the county to submit to the DOT.

Felix stated another grant has been applied for to address the island on HWY 20 east but the deadline for submission has passed and will be submitted next year.

David Vardaman asked Brightview to get plans submitted within two weeks to move forward on the awarded HWY 20 grant so that funding is not rescinded.

David Vardaman updated board on the Woodlands Park project. David stated he has presented it to the county commissioners and they are looking into funding to complete in the 2019 budget. David did apply for a corporate grant but unfortunately was denied.

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David Vardaman stated he has spoken to the board in Turnberry Place and they have requested the sidewalk on Woodlands drive go on the south side of the road. Turnberry Place board is willing to compromise and have part of the sidewalk run along the north side up to the entrance but asked that the remainder run on the south side of the road. Felix Beukenkamp stated he and David Vardaman will have a pre-construction meeting with the county prior to installation.

New Business

Owners requested alligator signs be purchased and installed along lakes. Board did not feel this was needed at this time.

Street signs in Lakeside Condos were requested to be replaced. The county stated they would replace one of the signs but asked the MSBU to determine color. Board requested management contact the county and request they replace the sign and it be green in color like the remainder of the signs.

Owner suggested a referendum be performed to increase the MSBU budget. Felix stated the board can increase 5% each year but other than that a referendum would need to be performed for either a greater increase or a one-time special assessment.

Next public Board Meeting will be held September 11, 2018 at 5:30pm.

Adjournment

Meeting was adjourned at 7:40 PM.

Respectfully Submitted  
for the Board of Directors,

Clinton Moomey

Clinton Moomey, CAM