

Bluewater Bay Municipal Services Benefit Unit
Board of Directors Meeting | March 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, March 13, 2018 at 5:30 pm. Board Members present were Felix Beukenkamp, Judy Griffin, and Steve Boswell; David Vardaman, and David Costa, Jr. were absent. Mike Kent, Jennifer Fillmore, 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 three members present. David Vardaman and David Costa, Jr. were absent.

Chairman Report

Felix Beukenkamp announced that Brandon Burg from Burg Law Firm would move up in the agenda so that he could speak on behalf of The Florida Club. There were no objections to this from the board.

Felix stated that all board members represent the community and thought it would be a good idea to let the audience know where all the board lives.

David Vardaman – Lido Circle
Felix Beukenkamp – Southwind
David Costa, Jr. – Parkwood Estates
Judy Griffin – Saint Andrews
Steve Boswell – Antigua Way

Approval of prior meeting minutes

Judy Griffin motioned to approve minutes from February 13, 2018; seconded by Steve Boswell. Motion Approved Unanimously.

Financial Report

Steve Boswell reported on financial status as of February 2018. **Steve Boswell motioned to approve the report; Judy Griffin seconded. Motion Approved Unanimously.**

Florida Club – Burg Law Firm Request to Address the Board

Brandon Burg for Burg Law firm stated there are not a lot of benefits to Florida Club that MSBU can offer. Burg asked to find a way to fund projects to benefit Florida Club. The board was not able to make a decision at this meeting because of two board members missing but would put this on agenda in April. If the MSBU cannot find a way to provide benefits for Florida Club, they intend to request that Okaloosa County allow them to be removed from the MSBU.

Judy Griffin stated the board is working on a Grant to improve the area on HWY 20 up to Florida Club. Message has been received and MSBU will do their best to make improvements to benefit Florida Club.

Board will further discuss when all members are present. David Vardaman was nominated as a point of contact for Burg Law Firm.

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Landscape Report

Judy Griffin reported that Brightview has been refreshing pine straw throughout the community. They have also planted six Bald Cypress around Chantilly Lake. Pictures were included in the package. Prestwick drive work will commence when irrigation is working properly. The irrigation on Bay Drive needs to repair well pumps for \$750.00. Money will come out of the irrigation budget.

Judy Griffin motioned to approve the additional \$750.00 to repair well pumps on Bay Drive. Steve Boswell Seconded the motion. Motion Approved Unanimously.

Bay Drive and other areas will be hydro seeded to fill in the bare spots as soon as these pumps are fixed.

Southwind Drive and Blue Water Blvd cleanup was tabled at this time until more bids could be obtained. Felix asked Progressive to contact Brightview to get a day rate to bring a machine in to clean up Hwy 20 and also Southwind and Blue Water Boulevard.

Judy Griffin stated Brightview did an irrigation check and flagged all areas that need to be fixed. Proposal of \$4,907.40 to repair all flagged areas. **Judy Griffin motioned to accept proposal for \$4,907.40 to repair all flagged irrigation. Steve Boswell seconded motion. Motion Approved Unanimously.**

Judy Griffin presented proposal for sod to be installed at Oakmont Circle in front of Chantilly Lake. Proposal was for three pallets of sod for \$2,336.00 from Brightview. Board discussed and asked to get additional proposal from Baldwin Turf.

Judy Griffin motioned to approve up to \$2,000.00 to replace sod with the lowest bid proposal for Glen Lake. Steve Boswell seconded the motion. Motion Approved Unanimously.

Judy Griffin presented proposal to clean up along Hwy 20 from Florida Club to Magnolia. Board requested a onetime cleanup of \$1,650.00 contingent on more details on the scope of work. Progressive will contact Brightview to make sure the whole area is cleaned up and omit the monthly maintenance at this time. Progressive Management will meet with Brightview to make sure that from the sidewalk to the fence on course is cleaned properly and also trees are trimmed as well.

Judy Griffin motioned to approve a onetime cleanup of the area stated above at a rate of \$1,650.00. Steve Boswell seconded the motion. Motion Approved Unanimously.

Board requested a project list to be available at future meetings that illustrates what has been approved and what has been complete or committed so it is easier to track for budget purposes.

Unfinished Business

Felix Beukenkamp stated he has reached out to the project engineer (AVCON) but has not heard back from him on the FEMA Flood Grant. He did state the grant was approved and would have more information at the April meeting.

Felix presented park bench proposals from David Vardaman. The three locations of placement will be at the south side of Chantilly Lake, The pullup bars on Bluewater Blvd. near the trail, and at the end of Bay Drive before the cove. Board discussed the three options and determined Option One would be the best option for the three locations. These benches will be sponsored so that MSBU does not pay for the benches. Friends of Bluewater and Brightview have already stated they would sponsor one bench each. Steve Duresky stated he would sponsor \$200.00 toward one bench. **Steve Boswell motioned to approve option one design for benches presented. Judy Griffin seconded the motion. Motion Approved Unanimously.**

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Mike Kent stated he is moving forward with the Triumph Grant. He is working on the application that needs to be submitted to the county.

Judy Griffin stated at this time taking block retaining walls out from multiple areas is not a good idea. She stated Brightview is working on proposals to plant new plants in these areas instead of removing them. Proposals will be presented at the April meeting. Also Judy will get with Brightview to trim and clean raised bed areas. Judy stated she would like to get a group together to start a garden club to help with these beds.

Progressive will look at the block wall at the second Parkwood entrance to repair what has been damaged by vehicle.

Public Comments

Steve Duresky spoke briefly stating Blue Water Bay is 1/3 the way to making Blue Water community a National Wildlife Habitat. He asked for help to obtain more homes certified as a habitat. Board stated they would put info on website and also post on Next Door. Mike Kent stated he would try to get the HOA's that Progressive manages to sign up. HOA's count as three points towards the process. Clinton Moomey stated he would contact Waste Management to ask for a donation to help with the process.

Next public Board Meeting will be held April 10, 2018 at 5:30pm.

Adjournment

Judy Griffin motioned to adjourn the meeting; seconded by Steve Boswell. Meeting was adjourned at 7:00PM.

Respectfully Submitted
for the Board of Directors,

Clinton Moomey

Clinton Moomey, CAM