

Bluewater Bay Municipal Services Benefit Unit
Board of Directors Meeting | June 12, 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. 600, on Tuesday, June 12, 2018 at 5:30 pm. Board Members present were Felix Beukenkamp, Judy Griffin, and David Vardaman. David Costa and Steve Boswell were absent. 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 three members present.

Approval of prior meeting minutes

Judy Griffin motioned to approve minutes from May 8, 2018; seconded by David Vardaman.

David asked that three amendments be included. The first page fourth paragraph add "months of analysis". The second page last paragraph add "Woodlands Dr." Also remove the sentence from the paragraph that states the side walk will be placed on the north side of the road.

Motion Approved unanimously with the three amendments.

Financial Report

Clinton Moomey reported on financial status as of May 2018. In the month May \$2,335 of assessments were collected with a total year to date of \$315,416. There is a remainder of \$12,989.91 available in the general fund and \$27,446 available in the reserve account. Felix Beukenkamp asked what the balance carry over of \$23,695 represented. Mike Kent stated this was carry over from the prior year that the county does not want the funds included with the current year's funds. The amount is available but is taken out of the current years reporting.

David Vardaman motioned to approve the report; Judy Griffin seconded. Motion Approved Unanimously.

Chairman Report

Felix Beukenkamp announced that he received a proposed agreement for the MSBU to sign for the Flood Grant from the county attorney, Greg Stewart. There were multiple concerns with the agreement and Felix responded to Mr. Stewart and is awaiting his response. After Mr. Stewart responds to Felix's concerns the agreement will be brought to the board for review and approval. Judy Griffin asked for an update on the Grant. Felix reported that nothing new has happened but will reach out to the county and ask where they stand on the Grant. Felix stated he believes that the work should be completed by the end of the year.

Felix spoke with Scott Bitterman about improving the street striping around the circle and Scott stated the MSBU would need to budget \$20,000 to improve the striping because he was suggesting a thermo plastic material. Scott also stated the MSBU could improve the striping on their own with striping paint. Owner asked if there was a schedule from the county of when the MSBU would be in line to have the striping done. Felix stated he would request the schedule from the county.

Felix stated he spoke to the tennis center and they do want to keep their sign and they would repair or replace it. They will get with the marina and ask them to contribute to repair or replace the sign.

Felix meet with Kevin Henderson from CHELCO about the bush hogging along the right a ways and the machine they have is not a good fit for what the MSBU is looking for. Kevin did state they had a bucket truck that would be a better fit for the work the MSBU is wanting done.

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Landscape Report

Judy Griffin reported that the medians have been planted. There are a few irrigation issues that need to be addressed. Judy stated that she met with Clinton Moomey, Backridge Tree service and also Arbor Barber to go over the scope of work on Bluewater Blvd. and Bay Dr. Judy stated she would like to award Arbor Barber the contract. She also stated that the Bradford Pears on Bluewater Blvd. were in need of trimming and possibly removing every other tree to help the remaining trees sustain healthy growth. Judy stated the day rate and the amount was approved in the March meeting but the contractor would need to be approved.

Judy Motioned that the contract approved at the March 2018 meeting be awarded to Arbor Barber. The contract will be for 2 days work for \$1600 per day to cleanup dead and diseased trees along Bluewater Blvd. and Bay Dr. David Vardaman seconded the motion. Motion Approved Unanimously.

David Vardaman stated he would like to see the Bradford Pear Trees trimmed up and none removed at this time. Judy stated that both tree companies suggested removing some of the pear trees to help sustain the remaining trees. David stated he would like to wait and replace trees as they fall and at that point replace them one at a time with a Crepe Myrtle with white flowers. Felix stated there may be a community up roar if any of the Bradford Pears were removed at this time. Judy suggested the removal of the trees should be brought back up for discussion in the fall.

David Vardaman motioned to have the Bradford Pears Trimmed and not removed at this time. This trimming will be included in the 2 days of work that will occur on Bluewater Blvd. and Bay Dr. Judy Griffin seconded the motion. Motion Approved Unanimously.

Judy Griffin stated that she had received a plant list from Oaklake owners and also a list was presented to her from Brightview. Oaklake owners stated they were fine with what Brightview is proposing because they know better than they do on what will withstand drought.

Judy stated that Arbor Barber told her there were grant funds available to remove popcorn trees in Bluewater and she would look into these grants to have them removed. Arbor Barber will also look into these grants.

Judy stated the trees around Chantilly Lake are a major concern. Marcus from Brightview stated they are still alive and if they were to die he would look into a warranty to replace the trees. Felix asked if they are replaced that Brightview water the trees until they are stabilized. Judy asked if irrigation could be installed to water the trees. Marcus stated that the irrigation is not needed once the trees are established. Marcus stated there was a warranty on the trees.

Judy stated there are irrigation repairs required on Bay Drive by the first lake and Range Rd. in the amount of \$2500. The Bay Dr. timer and sprinkler heads are in need of repair due to a water line break and also the Range road system has low pressure and needs to be addressed.

Judy motioned to approve the \$2500 in repairs to the sprinkler system. David Vardaman seconded the motion. Motion Approved Unanimously.

Clinton Moomey noted that in the future all proposals need to be submitted to management to be considered at any future board meetings and that proposals must be available for distribution to the board prior to board meeting. Also management would like to see Brightview's monthly report that they perform each month. Marcus acknowledged and agreed to comply with this request.

Unfinished Business

Mike Kent stated the county commission approved the FL DOT grant request and it was sent to the state. The state will review and there is no time frame of when it will be reviewed. Mike stated he would look into when it will be reviewed.

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David Vardaman stated MSBU is on the list to have the sidewalk installed on Woodlands Drive from white point to Southwind Drive. David has meet with Turnberry HOA President, Pete Raymore, and Association Manager, Laura Lansberger to gauge their initial thoughts or concerns of the placement of the sidewalk. They were not opposed to having the sidewalk placed on the north side of the road. They did present a list of questions that will be presented to the contractor when work commences. David will have an update at the July meeting. A decision has not yet been made to determine which side of the road the sidewalk will be placed.

New Business

Clinton Moomey Presented the Hurricane Agreement that Brightview submitted to allow them to put MSBU a priority when it comes to hurricane cleanup. This agreement would allow Brightview to come into MSBU after a hurricane and cleanup any and all debris. This proposal was tabled at this time. The board requested management get an additional proposal and also contact the county to see what the plan for cleanup after a hurricane and what expenses will be paid by the county.

David Costa Jr. submitted an email that stated businesses are concerned about the medians on the east end of HWY 20 are not getting any attention. Felix stated there are two small medians at this end of HWY 20, and he would look into a grant to get these islands improved.

David Vardaman discussed the Woodlands Park and worked with fellow residents with young children to develop a basic concept of what the park needs. David and other residents of Bluewater Bay attended the county's Parks Advisory Committee in June to open a dialog of how to gain county support. The committee was eager to hear more and asked for a proposal to complete the project. Mr. Vardaman will submit a more refined proposal to the county's Parks Advisory Committee at their regularly scheduled meeting in July. David asked if the MSBU would consider contributing to the park in the amount up to \$8,000 for shade trees. This would show the county that MSBU is willing to partner to complete park project. David also stated that there are also grants that can be applied for to help with the park project. The Friends of Bluewater indicated that they are willing to help support the effort.

David Vardaman motioned that MSBU would commit/allocate \$8,000 to the Woodlands Park project in the event the county or any other organization is willing to install playground equipment. The \$8,000 would be for the planting of shade trees at the location. Judy Griffin seconded the motion. The committed funds would be funded through the reserve account. Motion Approved Unanimously.

Public Comments

Felix reminded that Friday June, 15 2018 was the deadline for submitting candidate petitions for the MSBU board. There are two seats opening up at the end of the year that will need to be filled.

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

Adjournment

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

Respectfully Submitted
for the Board of Directors,

Clinton Moomey

Clinton Moomey, CAM