

Bluewater Bay Municipal Services Benefit Unit Board of Directors Meeting | September 10, 2019

Attendees: A landscape workshop was held prior to the meeting at 5:00pm. Board Members present were, David Vardaman, Debbie Stretch and Pam Rangoli. Also attending the meeting were, Linda Vardaman, Mike Griffith, Amanda Sitzer, Pat Fralix and Dan Simpson from Progressive Management of America.

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, September 10, 2019 at 5:30 pm. Board Members present were, David Vardaman, Debbie Stretch, Pam Ragnali and Rich Johnson. Steve Boswell was not able to be present due to an excused absence. Mike Kent and Dan Simpson from Progressive Management of America. Also attending the meeting were, Linda Vardaman, Mike Griffith, Amanda Sitzer, Pat Fralix, Jim Stanifer, Tom Kurn, Danny Wilcox, Kathy Dillon, Tom Dwyer, Steve Duresky and Chai Ollon.

Call to Order:

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

Approval of prior meeting minutes

Debbie Stretch moved to approve minutes from July 9th, 2019; seconded by Rich Johnson. Motion Approved Unanimously.

Debbie Stretch moved to approve minutes from August 13th, 2019 with noted correction; seconded by Pam Ragnoli. Motion Approved Unanimously.

Financial Report

David Vardaman moved to postpone approval the August financial report due to a courier delivery error; Debbie Stretch seconded. Motion Approved Unanimously.

Landscape Report

Debbie Stretch reported that during the Month of August, Brightview performed routine maintenance; mowing, edging, blowing, debris removal and weed spraying throughout the property, detailed the beds North of Hwy 20 all the way to Range Road, along the medians on Hwy 20 and also pruned the plant material at the North entrance to the woodlands. They have pruned the large hedge row along the fence at Millers Run and the entrance to Bay Drive, cut the native areas back away from the hollies around the traffic circle and detailed the median bed at the Tennis three-way stop. They will soon be pruning the entrances to The Woodlands at the four-way stop. Discussion on torpedo grass problem around the Southwind pond.

David Vardaman moved to approve the Landscape report Debbie Stretch seconded the motion. Motion Approved Unanimously.

Chairman's Comments

David Vardaman reported the success of the ribbon cutting ceremony at the Woodlands Park and that future plans include shade for the playground, benches and exercise equipment. He reported on cleanup happening in the area unrelated to MSBU expenses, especially around the Circle K area. No word yet on the estimated schedule for sidewalk replacement. He acknowledged that there is a demand for a dog park in the area, pointing out that this may be a project Bluewater Bay may look into adding along with the golf course restructure plan.

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Unfinished Business

Discussion on Brightview's August irrigation audit and quotes for additional needed work.
SO#7020465 \$475.02 -Replace an inoperable timer at corner of Woodlands Drive and Greenwood Way
SO#7020436 \$300.00 -Replace two stuck open one-inch valves at Southwinds traffic circle
SO#7020430 \$962.38 -Replace inoperable timer at Southwinds traffic circle
SO#7020388 \$1,000.00 -Not to exceed, to troubleshoot/repair wiring issue on Timer 5
SO#7020357 \$2,047.40 -August Irrigation Inspection replace/repair items

Debbie Stretch moved to approve the proposed Brightview quotes totaling \$5,784.80 David Vardaman seconded the motion. Motion Approved Unanimously.

Mike Kent reported on the Highway-20 Landscaping Beautification Grant and installation (Florida Club to Range Rd.) status and that another requirement for specifics were returned and were in the process of being updated and returned for approval by Okaloosa County and DOT.

New Business

Dan Simpson discussed letters being stolen from Bluewater Bay entrance sign at White Point Road. Replacement letters will be ordered. David Vardaman directed management to file a police report on the issue as well as order and place video surveillance signage to discourage further vandalism.

Public comments

Steve Duresky gave thanks to the Board for the work done on the Woodlands Park and area and discussed possibility of setting up a tree sponsorship program.

An owner discussed that vehicles continue to drive too fast through the roundabout area.

Discussion on memorial for the tragic fatality at the circle. David Vardaman expressed the Board's support of the idea.

An owner discussed possibility of a community dumpster fundraiser event.

Discussion on progress of addressing flooding issues and that we are waiting on the County to begin the needed repairs that are part of the major stormwater grant program.

Adjournment

David Vardaman moved to adjourn meeting. Debbie Stretch seconded the motion. Meeting was adjourned at 6:30 PM.

The next meeting is scheduled to be held on October 8th, 2019.

Respectfully Submitted
for the Board of Directors,

Dan Simpson

Dan Simpson, CAM