

## Bluewater Bay Municipal Services Benefit Unit Board of Directors Meeting | November 12, 2019

5:00pm – A Financial Workshop was held to examine MSBU financial roles and responsibilities.

**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, October 8, 2019 at 5:30 pm. Board Members present were; David Vardaman, Steve Boswell, Debbie Stretch, Pam Rangoli and Rich Johnson. Also attending the meeting were; Al & Dawn Bohenger, Seth Lowe, Chris Olson, Bill Kilroy, Sara Bess, Emily Breck, Lynne Whittemore, Margaret Tran-Omont, Ami Walker, Jolene Anderson, K Willis, Kyle Boyd, Mike Veth, Sara Veth, Amanda Sitcer, Tom Dwyer, Steve Duresky and Mike Griffith from the Bay Beacon. Also present were; Mike Kent and Dan Simpson from Progressive Management of America.

### **Call to Order:**

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

### **Approval of prior meeting minutes**

Steve Boswell moved to approve minutes from October 8<sup>th</sup>, 2019; seconded by Debbie Stretch  
Motion Approved Unanimously.

### **Financial Report**

Steve Boswell reported on the October year financial report showing October expenses of \$19,652.90. General Fund balance of \$5,457.31 and Reserve Fund balance of \$2,027.80.

Steve Boswell moved to approve the October financial report; Debbie Stretch seconded. Motion Approved Unanimously.

Steve Boswell reported on the completed 2018/2019 Financial Statements for Fiscal Year To Date (2018/2019 FYTD) financial report showing \$333,624 collected, \$321,512.59 of expenses. Year to date expenses of \$19,652.90. General Fund balance of \$5,457.31 and Reserve Fund balance of \$2,027.80.

David Vardaman moved to approve receipt and review of the 2019 Fiscal Year to Date (2018/2019 FYTD) financial report prior to County Adjustments; Debbie Stretch seconded. Motion Approved Unanimously.

### **Landscape Report**

Debbie Stretch reported that the usual detailed report was not received this Month, but that during the Month of October, Brightview performed routine maintenance and installed seasonal flowers at the circle.

Pam Ragnoli moved to approve the Landscape report. David Vardaman seconded the motion.  
Motion Approved Unanimously.

### *New Landscape Items –*

Discussion on the inability to complete a previous motion to hire Arbor Barber for \$800 for a half-day of work and that only a full day can be done.

David Vardaman moved to approve \$1650 for hiring Arbor Barber come in for one day to trim and remove dead trees and plants along Bluewater Boulevard between Highway 20 and Antiqua Way. Debbie Stretch seconded the motion. Motion Approved Unanimously.

## Bluewater Bay Municipal Services Benefit Unit Board of Directors Meeting | November 12, 2019

Debbie Stretch discussed the need for Board input for a project list for next year and discussed several needed items such as; tree clean up, bradford pear tree removal, redesign of the circle plants and flowers, curb power washing, as well as needed attention to the block walls and Redtips.

Representatives from Millers Run discussed unresolved problems with finding zones on their irrigation system related to the MSBU installed bushes. David Vardaman instructed management to have the issue resolved within seven days.

### Chairman's Comments

David Vardaman reported that Board officer elections will be in December and that he would offer his candidacy to remain as President.

### Unfinished Business

*Highway-20 Beautification Grant* – David Vardaman reported on the Highway-20 Landscaping Beautification Grant and installation (Florida Club to Range Road) Okaloosa County and that DOT has issued approval of the project and that it is a 21 day bid process as the Request-for-Bids go out..

*Woodlands Park Sunshade Quote* – David Vardaman reported on the search for a contractor for shading the playground and that the County Parks Department is willing to complete the bid search and completion of the project.

David Vardaman moved to turn the sunshade project over to the County Parks Department to cover at least fifty percent of the play surface, not to exceed the current amount of \$14,420. Rich Johnson seconded. Motion Approved Unanimously.

### New Business

*Jerry Zivan from the BWB Resort - update and address any questions.* – Jerry Zivan reported that things have slowed down a bit as they were in the process of refining their plans, still focusing on the Town Center area. Zivan answered questions including subjects concerning traffic issues, bathroom remodeling, drainage issues, budget timing, and partnerships. Zivan pointed out their willingness to commit certain areas for creating parks and making available an easement for public use of certain areas for walking and bicycling paths. (SEE ATTACHED LETTER)

*Restroom on Southwind Drive options* – Item discussed as one of the areas included in discussion above.

*Parks and green space consideration and potential committee* – David Vardaman discussed the need to form an investigative committee.

David Vardaman moved to form an investigative committee consisting of; David Vardaman, Emily Breck, Sara Bess to bridge gap with Bluewater Bay for finding plan needs for parks in the area and reporting their findings to the MSBU Board. Rich Johnson seconded. Motion Approved Unanimously.

David Vardaman moved to add Matt Higginbotham to the investigative committee. Pam Ragnoli seconded. Motion Approved Unanimously.

Bluewater Bay Municipal Services Benefit Unit  
Board of Directors Meeting | November 12, 2019

Public comments

Discussion on Bluewater Bay entrance sign vandalism. Rich Johnson discussed that the deer camera has been installed and that he is downloading surveillance daily.

Discussion on need to hear more reports from the Friends of Bluewater Bay at the MSBU meetings.

Adjournment

David Vardaman moved to adjourn meeting. Debbie Stretch seconded the motion.

Meeting was adjourned at 7:09 pm.

The next meeting is scheduled to be held on December 10<sup>th</sup>, 2019.

Respectfully Submitted  
for the Board of Directors,

Dan Simpson

Dan Simpson, CAM

APPROVED

To: Bluewater Bay MSBU  
c/o David Vardaman, Chairman

From: Jerome A. Zivan,  
Co-Manager, Bluewater Bay Development Venture, LLC ("BBDV")

Re: Park Improvement Program for Bluewater Bay

Date: November 12, 2019

As you know, BBDV has embarked on a program of "Re-envisioning Bluewater Bay for the 21<sup>st</sup> Century". Part of our vision is to facilitate the addition of outdoor recreational facilities to Bluewater Bay's available amenities so that our community continues to be attractive to today's (and tomorrow's) home buyer. We believe the best way to achieve this benefit for our community is for BBDV to work together with the MSBU and Okaloosa County.

To that end, as we redevelop land that was formerly operated as part of the golf course, we are prepared to commit some of that land for use in creating parks, playgrounds and similar recreational facilities. Initially, we are willing to commit to deed to Okaloosa County (or to the MSBU) that certain parcel shown on the attached map, which was the tee box area of Lake #7 and adjacent lands along Southwind Drive ROW (less and except the outparcel already owned by the County as a monitoring station). This parcel-constituting approximately 1.5 acres- could make an ideal location for various community recreation facilities. Our commitment to contribute the land is subject to having a mutually acceptable agreement with MSBU and County providing for the creation of the park and its long-term maintenance.

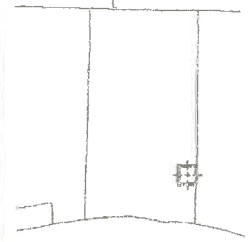
In addition, BBDV is prepared to make available an easement in favor of MSBU or County allowing public use for walking, jogging and bicycling of what was the cart path running through holes 4,5,6,7 and 8 of the Lake course (almost 1 mile in length). Depending on our future development plans, the exact location of the easement may need to change from time to time, but it will remain a continuous path starting at Bluewater Boulevard by the what was the tee of Lake #4 and ending at Bluewater Boulevard by what was the green of Lake #8. Our commitment to grant this easement is subject to having a mutually acceptable agreement with MSBU and County providing for the path's long-term maintenance.

In addition to the land parcels referred to above, as we progress with our redevelopment program, we would consider making available additional land for similar uses.

We look forward to working with the MSBU and the County on this project.



Overview



Legend

- Parcels
- Roads
- Water
- City Labels

Parcel ID	23-15-22-0000-0001-0130	Physical Address	BLUEWATER BLVD NICEVILLE	Land Value	\$137,903	Last 2 Sales Date		Reason		Qual
Acres (GIS)	69.23	Mailing Address	BLUEWATER BAY RESORT LLC & FATES PLACE 2000 LLC	Ag Land Value	\$0	6/4/2019	\$1100000	UNQUAL/PARTIAL INTEREST>100%		U
Property Class	GOLF COURS	Address	2000 BLUEWATER BLVD NICEVILLE, FL 32578-3856	Building Value	\$0	1/1/1992	\$2910000	N/A		U
Taxing District	14			Misc Value	\$410,400					
				Just Value	\$548,303					
				Assessed Value	\$548,303					
				Exempt Value	\$0					
				Taxable Value	\$548,303					

Date created: 11/7/2019  
Last Data Uploaded: 11/7/2019 4:10:48 AM

800 feet