

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

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, February 12, 2019 at 5:30 pm. Board Members present were, Judy Griffin, Steve Boswell and, David Vardaman. Mike Kent and Clinton Moomey from Progressive Management of America.

Prior to the regular scheduled board meeting Judy Griffin held a Landscape Committee workshop at 5 pm. Judy stated some of the projects completed last year were Chantilly Lake Received new benches and 6 New Bald Cypress Trees. Southwind Parking Lot received new gravel. Bay Drive was trimmed, and dead trees were removed. New Sod was installed. Bluewater Bay Pear Trees were trimmed – some removed. New Benches in various spots. Lido Circle entrance landscaping was refreshed. There were also 2019 approved projects that will be done throughout 2019. These projects are addition of a sidewalk on Woodland Drive. Landscape the medians on Highway 20 to the Florida Club. Added Sod at the entrance to Bermuda Drive. Drainage improvements at Southwind and Curacao.

Judy brought the following ideas to the table for 2020 and 2021. Take out Bradford Pear trees and redo the medians on Bluewater Blvd. Addition of Welcome to Bluewater Bay signs at both ends of the district. Butterfly Garden – Southwind Entrance. Redesign and update the community signs. Replace Street Signs. Add Irrigation to Chantilly Lake. Hydroseed various areas in Bluewater Bay. A Community Garden. Adding Chantilly Lake Irrigation. All these are projects to consider when preparing the new budget.

Regular Scheduled meeting began.

Call to Order:

The meeting was called to order at 5:30 pm; a quorum was established with three members present. Debbie Stretch and David Costa Jr. were not present due to pre-coordinated excused absence.

Approval of prior meeting minutes

Judy Griffin motioned to approve minutes from January 08, 2019; seconded by Steve Boswell. Motion Approved Unanimously.

Financial Report

Steve Boswell reported on financial status as of January 2019. In the month January \$165,128.00 assessments were collected. \$9,084.00 expenses occurred in the month of January. In the General fund there is \$24,989.21 and in the reserve fund there is currently \$9,527.80.

Steve Boswell motioned to approve the report; Judy Griffin seconded. Motion Approved Unanimously.

The board also mentioned that now is the time to start coordinating for next year's budget, FY20.

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

Jerry Zivan – Bluewater Bay Resort Update

The meeting started with Jerry giving a brief description of the golf industry today and the number of golf courses in our area that have closed in recent years. There has been a decline in golf play across the country; golf membership is not what it used to be and playing an 18-hole round of golf is attractive to fewer and fewer people. Communities like Bluewater Bay are in the news frequently about the travails experienced when the golf course closes-citing recent Wall St Journal article. BBR owners have been paying for financial losses with the golf course for past 10 years - losses run in excess of \$100,000 annually. Goal is to come up with a financially sustainable future business model for golf at Bluewater Bay.

Jerry then gave a brief history of the beginning of Bluewater Bay Community, its original concept as a resort/residential community, the decline of the resort aspects (probably less than 5% of homes at BB today are second homes or vacation homes). Jerry emphasized, however, that although golf is a central feature of BB, "re-envisioning Bluewater Bay" for the future is not just about golf. Changing demographics-noticeable shift with younger families comprising majority of new homeowners-means that to keep BB as a desirable community we need not only some golf element, but more community facilities attractive to all age groups. Plus adding some new home subdivisions at BB on land freed up by reducing golf is likely to improve everyone's property value-median price of a new home will usually be higher than that of existing homes.

Jerry described that the resort has already conducted with meetings neighborhood association leaders and that additional meetings with the community will continue as the effort moves forward.

Jerry emphasized that no decisions had yet been made about closing anything. BBR's Owners are considering many ideas on how to preserve golf for the future in a sustainable manner and how that can help revitalize the entire BB community.

David Vardaman mentioned that the board likely needs to develop a common statement regarding the golf course discussion. Something that the residents, HOAs, county officials and media can reference. He indicated that the board would discuss during the March meeting.

Landscape Report

Judy Griffin reported Brightview has been in Bluewater doing winter clean up throughout Bluewater. Judy stated they have decided on a design for the monument signs on Bluewater Blvd. North and South. The board previously approved an amount of \$2500.00 to complete this project but would need additional funding to complete.

Judy Griffin motioned to approve the additional funding of \$1889.24 to complete the new plantings at the monument signs on the North and South sides of Bluewater Blvd. This would come out of the Landscaping fund. The total cost for this project that was previously approved is now going to cost \$4,389.24. Steve Boswell seconded the motion.

The board discussed that in the budget there was no money left in the common area enhancements fund. The board asked that Progressive management go back and look at all the allocations to be sure that anything that was misapplied was corrected. Clinton Moomey stated some of the issue is where projects

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

have been approved and completed but Progressive has not received invoices from Brightview. Mike Kent stated they would go back to accounting and be sure everything is applied correctly to the correct fiscal year and to the correct account. The board requested that the property managers breakout the FY19 pending expenses in the Common Area Enhancement budget. The board is looking to define what are leftover FY18 projects which should likely be identified in different line item budget rather than the FY19 Common Area line item.

David Vardaman restated Judy's motion to approve the additional funding of \$1889.24 to complete the new plantings at the monument signs on the North and South sides of Bluewater Blvd. This would come out of the Landscaping fund. The total cost for this project that was previously approved is now going to cost \$4,389.24. This money shall be approved after Progressive looks into the allocations. Judy Griffin seconded the motion. Motion Approved Unanimously.

Judy Griffin presented a proposal to remove raised block walls at Aruba Way, Woodlands Dr. and Curacao Way. David Vardaman asked to table this at this time until the accounting allocations are sorted out. Judy Griffin suggested letting home owners remove the blocks on a first come first serve basis. This was tabled at this time.

Mike Kent stated the sidewalk on Woodlands Dr. was scheduled for April 2019.

Judy Griffin stated she would like to table the Bluewater Blvd. renovation of the medians project at this time. This project will be considered when preparing the 2020 budget.

Unfinished Business

Bluewater Blvd. Circle Discussion

Judy presented a proposal from Brightview to trim the holly bushes at the Bluewater Blvd. circle. Judy stated she met onsite with a few Bluewater residents and concluded that the board may want to consider trimming up the bushes for line of site. David Vardaman presented a different proposal to consider. He explained installing a sidewalk to redirect pedestrians is what needs to be considered. There are three concepts to think about when approving any project in this area; separating pedestrians from the traffic pattern, slowing traffic and increasing visibility for pedestrians. The county was contacted, and they will allow reflectors to be placed on the road to slow traffic at the circle, but that neither stop signs or speed bumps are allowed. David also stated the county is considering repaving Bluewater Blvd in 2019, which might allow installation of reflectors around the boarder of the stop-line for each direction of travel. At March board meeting David will bring forth a proposal for a low-cost sidewalk and other measures to slow traffic and increase pedestrian visibility.

The discussion was tabled at this time.

Oaklake Sidewalk Update

Clinton Moomey stated Progressive has mailed letters out to the two owners of the property where the Oaklake sidewalk is located. This sidewalk needs repairs but is located on private property. The letters that were sent out asked the owners if they would be willing to sign an easement to grant the county or MSBU to come on their property to make repairs. Progressive is waiting on a response.

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

FL DOT HWY 20 Grant Update

Mike Kent stated the HWY 20 Grant project has been submitted to the county but there was a piece that needed to be submitted that must deal with the Maintenance of Traffic Index. Progressive has contacted AVCON and they are willing to work with the MSBU on the project. Tonia Nation will look at the design and will send ACON's proposal by February 20th.

Woodlands Park Playground Enhancement Update

David Vardaman stated he attended the Town Hall meeting on February 07, 2019. The meeting was chaired by Commissioner Kelly Windes and facilitated by Jason Autrey, Public Works Director. Attended by roughly 30 BWB residents. \$45,000 of county funds have been allocated for playground equipment enhancements to Woodlands Park. The County plans to complete the project by Sep 30, 2019. Mr. Autrey approved MSBU request to begin installation of trees adjacent to existing swing-set. The MSBU shall coordinate with James Puckett, Facilities Maintenance Manager, to make it happen. The MSBU previously approved up to \$8,000 for trees and landscaping at Woodlands Park. Jerry Zivan, Bluewater Bay Resort, said the resort will match the \$8,000 funding offered by the MSBU. Funding might be a good resource for the outdoor fitness station planned for the park. Judy Griffin asked if a children's wet park was considered. David Vardaman stated he liked the idea but would need to be discussed for an alternate location, perhaps at upcoming open areas made available from changes at the golf course. The county has approved the MSBU requested design that has been in coordinate since May 2018. Funding for new considerations for Woodlands Park do not fit within the already approved budget allocation for the children's playground.

Adjournment

Judy Griffin motioned to adjourn meeting. Steve Boswell seconded the motion. Meeting was adjourned at 7:35 PM.

Respectfully Submitted
for the Board of Directors,

Clinton Moomey

Clinton Moomey, CAM