

Bluewater Bay Municipal Services Benefit Unit Board of Directors Meeting | March 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, March 12, 2019 at 5:30 pm. Board Members present were, Judy Griffin, Steve Boswell, Debbie Stretch, and David Vardaman. David Costa Jr. was not present due to pre-coordinated excused absence. Mike Kent and Clinton Moomey from Progressive Management of America.

Prior to the regular scheduled board meeting the board held a Budget Workshop. This work shop was to determine projects that would be considered for the 2020 budget that has to be submitted to the county by May 10, 2019. The board requested that two draft budget options be presented at the April workshop, one with no assessment and one with an increase of up to 5%. Also, the board discussed weather a special assessment should be considered. The board will submit a project list they would like to be considered for the 2020 budget within the next week and Progressive Management will prepare draft budgets to the Board for consideration at the April meeting. Another budget workshop will be held in conjunction with and just prior to the April Board meeting.

Call to Order:

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

Approval of prior meeting minutes

Steve Boswell motioned to approve minutes from February 12, 2019; seconded by Judy Griffin. Motion Approved Unanimously.

Financial Report

Steve Boswell reported on financial status as of February 2019. In the month February \$24,252.00 assessments were collected. \$44,115.00 expenses occurred in the month of February. In the General fund there is \$21,522.12 and in the reserve fund there is currently \$1,527.80.

Judy Griffin motioned to approve the report; Debbie Stretch seconded. Motion Approved Unanimously.

Landscape Report

Judy Griffin reported Brightview has been in Bluewater doing irrigation checks. Judy stated there are multiple irrigation issues in different areas of Bluewater that need to be addressed. Proposals were presented to the board to repair these areas.

Steve Boswell motioned to approve the proposal to replace the foot valve on the pump located at Greenwood Way for \$1,170.00. David Vardaman seconded the motion. Motion Approved Unanimously.

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Judy Griffin motioned to approve the proposal for multiple irrigation issues in the amount of \$1,110.00. Steve Boswell seconded the motion. Motion Approved Unanimously.

David Vardaman motioned to approve the proposal for multiple irrigation issues from the irrigation inspection in the amount of \$3,570.50. Debbie Stretch seconded the motion. Motion Approved Unanimously.

Judy Griffin motioned to approve \$345.84 to replace the foxtail ferns at Bermuda Cove. Motion Approved Unanimously.

The proposals for Bluewater Blvd. median project, replacement of multiple rain sensors, and foxtail fern planting on Garden Oak Median were all tabled at this time.

Board requested management contact Chelco to determine if they will be cutting this year also contact the county to get an update on the Woodlands sidewalk project.

Unfinished Business

MSBU official position regarding golf course change

David Vardaman stated the MSBU needs to have an official position on the golf course changes. David Vardaman presented the following and asked the board to consider the proposed position.

MSBU's official Charter and By-Laws, established on 4 Feb 2004

"The purpose of the MSBU is to maintain the quality of life of the Owners of Parcels in the Benefit Unit at the level of quality they desire."

**Draft position of the MSBU regarding the proposed
"Revisioning of Bluewater Bay for the 21st Century"**

- The position of the MSBU is to preserve property values for parcel owners, both in the near-term and long-term.
- The MSBU's objectives are to serve current and future parcel owners by improving quality of life services and facilities.
- Based upon the existing relationship with county offices and multiple BWB neighborhood associations, the MSBU should look to be involved in discussions regarding the "Revisioning of Bluewater Bay for the 21st Century" initiative.

Board asked to have the proposed position reviewed by the county attorney. There were concerns because the MSBU already has a mission statement and Vision statement. The presented position was tabled at this time pending receipt of the County legal opinion.

Woodlands Sidewalk Update

Clinton Moomey stated he had contacted the county and they would not give a set date as to when the sidewalk on Woodlands would start. It is still tentatively scheduled for the spring of 2019.

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Bluewater Blvd. Traffic Circle Discussion

David Vardaman stated he had spoken to the county and they had offered to place reflectors and raised pavement markers around the Bluewater Blvd. circle. He presented a design to be considered for the board to approve. After review, it was determined that raised pavement markers were not needed in the south west section of the circle, but that they would help control traffic around the remainder of the circle.

David Vardaman motioned to allow the county to install reflectors and raised pavement markers around the Bluewater Blvd. Circle to help with the pedestrian safety issue. Steve Boswell seconded the motion. Motion Approved Unanimously.

Other safety options such a landscape trimming and sidewalk installation were tabled until further analysis and consideration.

FL DOT HWY 20 Grant Update

Mike Kent stated the County is still working on the final plan documentation needed to be submitted to the State to AVCON, and it was determined by the County they would be too expensive in order to complete. The County has contacted AVCON and referred MSBU to Brad Davis, a landscape architect, and Progressive Management is waiting on a response from him to complete the remaining plan for the traffic index.

Woodlands Park Playground Enhancement Update

David Vardaman stated there was no update on the Woodlands playground but would reach out to the county and have an answer at the next meeting.

Public comments

A resident expressed concern about speeding vehicles on Bay Dr. and Bluewater Blvd. David Vardaman said that when he contacts the county regarding the traffic circle he would also ask their opinion of options available to increase safety along these two major roads.

Adjournment

Judy Griffin motioned to adjourn meeting. Steve Boswell seconded the motion. Meeting was adjourned at 7:29 PM.

Respectfully Submitted
for the Board of Directors,

Clinton Moomey

Clinton Moomey, CAM