

Bluewater Bay Municipal Services Benefit Unit Board of Directors Meeting | July 9, 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, July 9, 2019 at 5:30 pm. Board Members present were, Steve Boswell, Debbie Stretch, and David Vardaman. Mike Kent and Dan Simpson from Progressive Management of America. Also attending the meeting were, Richard Reed, Jeff Maddor, Pam Ragnoli, Marcus Garcia, Amanda Sitcer, Pat Fralie and Linda Vardaman.

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

There was no meeting in June due to Board members not available.

Debbie Stretch moved to approve minutes from May 14th, 2019; seconded by Steve Boswell. Motion Approved Unanimously.

Financial Report

Steve Boswell reported on financial status as of June 2019. In the General fund there is \$7,726.76 and in the reserve fund there is currently \$1,527.80.

Steve Boswell moved to approve the financial report to date; David Vardaman seconded. Motion Approved Unanimously.

Board Vacancy Appointment

Following the appointment of Alison Smith last meeting, it was discovered that she was not eligible for the position. Upon this discovery, she immediately vacated the position. Pam Ragnoli was in attendance and expressed her desire to serve. Her resume was submitted to the Board in May.

David Vardaman moved to appoint Pam Ragnoli to the board to fill the remaining term of David Costa. Debbie Stretch seconded. Motion Approved Unanimously.

Landscape Report

Marcus Garcia reported the installation at the traffic circle had been delayed due to another irrigation issue.

Brightview located and troubleshot the valve that irrigates the corner of the traffic circle where the landscape redo is scheduled to take place. The solenoid was bad and needed to be replaced.

They discovered several more issues with the Southwinds traffic circle irrigation system.

The timer was sending power out to the valves intermittently and now isn't sending power out at all. The timer is an old Hunter ICC controller and it will need to be replaced with a new Hunter I-Core at a cost of \$962.38. The cost includes replacing the timer and installing a splice box that will consolidate the existing 6 multi-strand field wires to allow for proper entry into the timer.

Also, while troubleshooting, five valves were constantly running with any zone we brought up through the timer. They located the valves and replaced two of them to gain enough pressure to run a zone for troubleshooting, one valve was able to shut down by flushing the solenoid, but two more valves need to be replaced, two 1" valves. The cost to replace the stuck open valves is \$300.00. Total cost for repairs being \$1262.38 for the controller and valves.

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

Bluewater Bay Municipal Services Benefit Unit Board of Directors Meeting | July 9, 2019

Discussion on the continued problems at the traffic circle. Debbie Stretch discussed an option of trimming up the areas plants to improve the line of sight. Discussion to trim the azaleas down to about one foot and then revisit the issue in the Fall. Discussion that it would take about \$500 to open up both sides for better line of sight.

David Vardaman moved to cancel the \$2800 approved in April for the demo and installation of new plant material on the southeast corner of Southwinds and Bluewater Blvd at the Traffic Circle. Debbie Stretch seconded the motion. Motion Approved Unanimously.

David Vardaman moved to approve (not to exceed) \$500 for landscape reduction for the shrubs on both sides of Southwinds and Bluewater Blvd corners. Pam Ragnoli seconded the motion. Motion Approved Unanimously.

Unfinished Business

Discussion on the resolution for the MSBU's consideration of rate of assessment increase. Discussion of County response concerning the Florida Club. Appreciation given for the work of Greg Stewart. (see attached MSBU response letter and issue response email)

David Vardaman moved to approve the signing of the approval of the resolution for adopting the rate of assessment increase. Debbie Stretch seconded the motion. Motion Approved Unanimously.

David Vardaman and Steve Boswell signed the resolution.

Bluewater Bay Resort Update

Golf course changes

"Regarding the 'Re-envisioning of Bluewater Bay' and the effects of upcoming changes to the BWB Golf Course, Mr. Vardaman had a brief meet & greet on June 8th with Jerry Zivan and Peter Faerber from the BWB Resort plus Randy Wise who has joined their team as the builder/developer for the resort's property. The group had a shared vision to pursue the following topics:

- Maintaining communication with the community
- Desire for future partnerships and coordination between the MSBU, applicable Okaloosa County offices and BWB Resort
- The desire for future parks and other "green spaces" in the neighborhood

Mr. Vardaman discussed that the neighborhood as a whole looks forward to hearing about timelines and initial plans when they become available. Future meetings and engagements haven't been established yet, though all parties looked forward to working together in the future."

New Business

Chairman's priorities thru September 30, 2020

David Vardaman's priorities thru September 30, 2020. These Chairman's Priorities are on-going efforts that the MSBU has invested significant time and effort into as part of the 2019 and 2020 budgets. Any signal that any of these projects are delayed or is at risk of getting canceled should be relayed to the board promptly.

- Installation of Woodlands sidewalk (Southwind Dr. to White Point Rd.)
- Installation of playground equipment and enhancements at Woodlands Park
- Highway-20 Landscaping Beautification Grant and installation (Florida Club to Range Rd.)

**Bluewater Bay Municipal Services Benefit Unit
Board of Directors Meeting | July 9, 2019**

- FEMA Flood Grant project

The additional items listed below are pending or potential MSBU efforts which will likewise require significant energy and attention.

- Re-envisioning of Bluewater Bay [land changes at golf course]
- Bluewater Blvd. traffic circle sidewalk options
- Capital improvements such as park benches, fitness stations, sidewalks, etc.
- Community social event(s)
- Walkpath/Trail Repair
- Traffic Safety; Bay Drive and Bluewater Elementary

Department of Growth Management Code Enforcement Notice

Discussion of letter received concerning golf cart usage in Bluewater Bay. Mike Kent will contact Jerry Zivan and investigate to discover what needs to be done on the issue.

Public comments

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

Discussion on the need to create a plan for repairing and replacing the new raised pavement markers at the roundabout due to vehicles causing them to break. Will make agenda item for the next meeting.

Discussion on upcoming contracts needing to be put out for bids.

Adjournment

David Vardaman moved to adjourn meeting. Debbie Stretch seconded the motion. Meeting was adjourned at 6:32 PM.

Respectfully Submitted
for the Board of Directors,

Dan Simpson

Dan Simpson, CAM