

Bluewater Bay Municipal Services Benefit Unit Board of Directors Meeting | January 14, 2020

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, January 14, 2020 at 5:30 pm. Board Members present were; David Vardaman, Steve Boswell, Debbie Stretch, Pam Ragnoli and Rich Johnson. Also attending the meeting were; Jerry Zivan, Jesse Borthwick, Dennis Riner, R Kallmann, Brett Hinep, Emily Breck, Kathy Dillon, Hinek Brett, Chris Dison, Marion & Zack Vanvoast, Marcus Garcia, Linda Vardaman, Steve Duresky, Mike Griffith and Gerry Simpson. 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 November 12th, 2019; seconded by Debbie Stretch. Motion Approved Unanimously.

Quorum was not met at the December meeting therefore no December minutes.

Financial Report

Steve Boswell reported on the November year financial report showing collections of \$15,707.47, and expenses of \$20,675.68. General Fund balance of \$14,765.64 and Reserve Fund balance of \$2,027.80.

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

Steve Boswell reported on the December year financial report showing collections of \$88,178.40, and expenses of \$27,695.87. General Fund balance of \$47,366.89 and Reserve Fund balance of \$2,027.80. The only variance for the Month was the yearly cost of \$3,715 for Christmas lighting.

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

Landscape Report

Debbie Stretch reported that during the month of December Brightview performed routine winter maintenance; spot mowing, edging, blowing, debris removal and weed spraying throughout the property. At the beginning of the Month they detailed Hwy 20 and Range Rd. entrance beds. The majority of the Month of December the focus has been on leaf removal and mulching throughout the property as it was last Month. With the leaf drop mostly finished, next week they will begin winter native cutbacks starting on Bay Drive. Debbie Stretch gave thanks for volunteer work done at the Bay Drive and Oaklake Cove corner including curb washing and the addition of a bench.

Steve Boswell moved to approve the Landscape report. Pam Ragnoli seconded the motion. Motion Approved Unanimously.

New Landscape Items – Debbie Stretch discussed the need to address the mature landscaping throughout the MSBU and that estimates show possible costs to be \$150,000 to \$200,000 to bring things to where they need to be. Discussion on need to have a Landscape Workshop. Discussion on the need to focus efforts of the MSBU toward the landscaping needs of the area to repair landscape that has reached its useful life. Mike Kent discussed possible option to do a special assessment for landscape enhancements next year.

David Vardaman moved to schedule a Landscape Workshop to be held at 5pm prior to the February meeting. Debbie Stretch seconded. Motion Approved Unanimously.

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Chairman's Comments

David Vardaman comments covered in Unfinished and New Business.

Elections for Board seats/positions – David Vardaman nominated David Vardaman as Board Chairman. Rich Johnson seconded the nomination. Debbie Stretch nominated Steve Boswell as Chairman. Pam Ragnoli seconded the nomination. Discussion of nominations. Steve Boswell withdrew his nomination.

David Vardaman nominated David Vardaman as Board Chairman. Rich Johnson seconded the nomination. Motion Approved with two abstaining.

David Vardaman nominated Debbie Stretch as Landscape Chairman. Rich Johnson seconded the nomination. Motion Approved Unanimously.

David Vardaman nominated Steve Boswell as Treasurer. Debbie Stretch seconded the nomination. Motion Approved Unanimously.

David Vardaman nominated Rich Johnson as Vice Chairman. Steve Boswell seconded the nomination. Motion Approved Unanimously.

Pam Ragnoli nominated Pam Ragnoli as Communication Chairman. David Vardaman seconded the nomination. Motion Approved Unanimously.

Unfinished Business

Highway-20 Beautification Grant – David Vardaman reported on the Highway-20 Landscaping Beautification Grant project, and that the County continues to finalize with Chelco to run the electric. A progress report is expected in next week or two.

Parks Committee Update – (see summary – Attachment #1) David Vardaman discussed the progress of the new park plans at the Southwind Lake including the naming of the park, plans for Go-fund-me donation distribution, and long-term sustainment details.

David Vardaman moved to approve the proposed park name as “Abram’s Park”. Rich Johnson seconded. Motion Approved Unanimously.

Debbie Stretch departed mid-meeting for a previously scheduled family appointment.

Discussion on proposed split of private GoFundMe funds between Okaloosa County and the MSBU.

- 1st \$20,000 to County
- Next \$4,000 retained for “Abram’s Park” sign to be selected by Sitcer family and MSBU
- All other remaining funds divided into thirds distributed via 2/3 to MSBU (for parks) and 1/3 County.

Steve Boswell moved to approve proposed split of private GoFundMe funds between Okaloosa County and the MSBU. Rich Johnson seconded. Motion Approved with one abstaining. (Debbie Stretch not present for vote)

Rich Johnson moved to approve proposed long-term sustainment of Abram’s Park between Okaloosa County and the MSBU. Steve Boswell seconded. Motion Approved with one abstaining. (Debbie Stretch not present for vote)

Discussion on Bluewater Bay Development Venture park improvement program and their commitment to contribute land for recreational use.

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Rich Johnson moved to agree to a commitment to accept terms stated in the emails of November 12th 2019 (see *attachment #2*) and January 13th 2020 (see *attachment #3*) from Jerome Zivan, contingent to MSBU future requirements, for BBDV land donated to the County and MSBU. Steve Boswell seconded the nomination. Motion Approved. (Debbie Stretch not present for vote)

New Business

Timelines for FY21 Budgeting – Discussion of budget timeline; February–Workshop #1, March–Workshop #2, April–Vote, May–Due to County.

Public comments

Discussion on need to repair sections of sidewalk near Southwind and Muirfield Drive, signs along Merchants Way and Commercial Drive, as well as needed updates to website. Discussion on need to begin referendum process for increasing dues for needed funding as well as encouragement to peruse a special assessment. Discussion on concern for outsiders use of new park facilities.

Adjournment

Rich Johnson moved to adjourn meeting. Pam Ragnoli seconded the motion. Meeting was adjourned at 7:31 pm.

The next meeting is scheduled to be held on February 11th, 2020 (Landscape workshop at 5pm)

Respectfully Submitted
for the Board of Directors,

Dan Simpson

Dan Simpson, CAM

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Attachment #1:

Overview of Parks Committee update for Jan 14, 2020 MSBU meeting

- David Vardaman, Sara Bess (MSBU Parks Committee), and Mr. Zivan (land donor) met with Jason Autrey (County Engineer) and Craig Coffee (Deputy County Administrator) on Dec 17, 2019 to discuss the project. This was a follow-up from the November meeting the Parks Committee had with Amy Allen from the County Parks Division.
 - The County supports our proposal and Mr. Autrey will approach senior County leadership.
 - County Attorney Greg Stewart reviewed our concept and agrees.
- The cost estimate for the park is \$120,000 - \$150,000 (fence, playground, pavilion, restroom, parking, fitness station, benches, etc.)
 - Private funding goal of \$20,000 through GoFundMe kicking off in February.
 - Non-profit “Friends of Bluewater Bay” receives the tax-deductible donations, then transfers to County / MSBU
 - The Sitcer family is in favor of the name “Abram’s Park.” The County likes the idea.
 - It will be a County property and operate under standard County rules, just like Woodlands Park; open dawn to dusk, no pets, no overnight parking, etc.
- The land donor (golf course) and County will coordinate the land transfer
- Begin park construction in November/December 2020 and will take ~90 days to complete.
- Potential no-cost construction support by “Carter’s Kids” charity (www.carters-kids.org)

Υ How citizens can help

- Donate via GoFundMe.com under the name of “AParkForAbram” – also click the “share” button to endorse support for the park.
- Send a polite email to our County Commissioner, Kelly Windes (kwindes@myokaloosa.com), to show support for the creation of “Abram’s Park” in Bluewater Bay

Υ **Required MSBU decisions during January 2020 meeting.**

1. A motion to approve the proposed park name as “Abram’s Park.”
 2. Approve proposed split of private GoFundMe funds between Okaloosa County and the MSBU.
 3. Approve proposed long-term sustainment of Abram’s Park between Okaloosa County and MSBU.
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Attachment #2:

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 21st 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.

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Attachment #3:

Begin forwarded message:

From: zivanlaw@aol.com

Date: January 13, 2020 at 13:01:37 CST

To: David.Vardaman@aol.com

Cc: dvardaman@bluewaterbay.org

Subject: Following up on BBDV commitment to contribute land for recreational use

To: Bluewater Bay MSBU

c/o David Vardaman, Chairman

From: Jerome A. Zivan, Co-Manager

Bluewater Bay Development Venture, LLC

In correspondence dated November 12, 2019, Bluewater Bay Development Venture, LLC ("BBDV"), in connection with its proposed redevelopment of various land parcels that were formerly part of the Bluewater Bay Golf Course, made the following commitments:

1. to deed to Okaloosa County (or to the MSBU or to an entity designated by the MSBU for this purpose) that certain parcel 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- includes a functioning restroom building and would 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.

2. to make available an easement in favor of MSBU or County, or an entity designated by the MSBU for this purpose, 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, BBDV is willing to commit to deed to Okaloosa County (or to the MSBU or to an entity designated by the MSBU for this purpose) that certain parcel which was the fairway and green of Lake Hole #7. This parcel-constituting approximately 1.1 acres- for a multi-use, open sports field. 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.

So that MSBU can engage in the necessary planning for these community amenities, BBDV wishes to reiterate its commitments and asks that the MSBU acknowledge that it accepts these commitments subject to working out acceptable agreements with Okaloosa County.
