

## Bluewater Bay Municipal Services Benefit Unit Board of Directors Meeting | October 8, 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, October 8, 2019 at 5:30 pm. Board Members present were, David Vardaman, Steve Boswell, Debbie Stretch, Pam Rangoli and Rich Johnson. Mike Kent and Dan Simpson from Progressive Management of America.

Also attending the meeting were, William Degen, Mary Ellen MacDonald, Paul Vara, John O'Neal, Michille Blanton, Donna Rida, Claye Atcheson, Patti Atcheson, Amanda Sitcer, Dane & Tom Minks, Jim Stanifer, Gerry Simpson, John McCarthy, Neville Edenborogh, Rod Gerdes, Linda Vardaman, Lynne Whittemore, Sara Helen Lowes, Al & Dawn Bohzenberger, Charlie Moore, Joyce Anderson, Jamos Ross, Chris Jarvis, Nathen Blandford, Pat Fralix, Patricia Levesque, Marcus Garcia from Brightview and Mike Griffith from the Bay Beacon.

### 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 September 10<sup>th</sup>, 2019 with noted correction; seconded by Debbie Stretch. Motion Approved Unanimously.**

### Financial Report

Steve Boswell reported on the August Financials showing no expenses because of the bills being lost due to a courier delivery error. August year to date expenses of \$268,655.35 to be carried over to September. General Fund balance of \$7,897.74 and Reserve Fund balance of \$1,527.80.

**Debbie Stretch moved to approve the August financial report; Pam Ragnoli seconded. Motion Approved Unanimously.**

Steve Boswell reported on the September Financials showing \$42,704.04 of expenses including the August carryover. Year to date expenses of \$311,359.39. General Fund balance of \$1,728.03 and Reserve Fund balance of \$1,527.80. The final year-end reconciliation has not been provided by Okaloosa County to date. Once completed, 2018/2019 Financial Statements will be presented to the Board for final review and approval for any required transfers/amendments to the budget.

**Debbie Stretch moved to approve the August financial report; Rich Johnson seconded. Motion Approved Unanimously.**

### Landscape Report

Debbie Stretch reported that during the Month of September, Brightview performed routine maintenance; mowing, edging, blowing, debris removal and weed spraying throughout the property. At the beginning of the Month Brightview detailed the Highway 20 medians removing all Rudbeckia from the island tips. They then cut back the roses at the traffic circle and pruned the large hedge row across from Millers Run leading up to the Troon entrance. Towards the end of the month they pruned and detailed the beds and raised planters in Oakmont, along with the Woodlands. They will soon be detailing the entrance beds along Bay Drive along with pruning and removing the dead out of the Redtips at the end of Bay Drive near the Marina. Marcus Garcia reported that the approved work on sprinklers and timer replacement has been completed. Debbie Stretch reported that she talked with Lawyer Greg Stewart concerning the roundabout and that he will speak with public works to consider reevaluating the area.

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Rich Johnson moved to approve the Landscape report Steve Boswell seconded the motion. Motion Approved Unanimously.

Debbie Stretch moved to approve not to exceed \$800 to have Arbor Barber come in for approximately a half-day to trim and remove dead trees and plants along Bluewater Boulevard between Highway 20 and Antiqua Way. Rich Johnson seconded the motion. Motion Approved Unanimously.

### Chairman's Comments

David Vardaman reported the need for a Financial Workshop to examine MSBU financial roles and responsibilities.

David Vardaman moved to schedule a Financial Workshop November 12<sup>th</sup>, at 5:00pm, prior to the next scheduled meeting. Pam Ragnoli seconded the motion. Motion Approved Unanimously.

Dan Simpson reported on the vandalism done to the entrance sign at White Point road and the video surveillance signs added. Rich Johnson discussed getting a deer camera to help catch the vandals and offered to install the equipment. Debbie Stretch volunteered to monitor the video acquired.

Rich Johnson moved to approve the purchase of a deer camera not to exceed \$175. Debbie Stretch seconded the motion. Motion Approved Unanimously.

### Unfinished Business

#### *Bluewater Bay Development Venture Briefing -Golf Course re-development planning status -*

Jerry Zivan discussed the status of the Golf Course re-development plan. He expressed that this is an informational meeting, not an approval meeting and that redevelopment does not mean filling every space with a house. He discussed their desire to bring Bluewater Bay into the 21<sup>st</sup> Century, noting details including that the Lake course is to be closed with holes 1, 2, 3 & 9 to be converted into a short course, the desire to add community features such as a dog park, parks, trails and some details on a Town Center/Condo plan at the current driving range as well as the addition of residential homes. He gave some details on the zoning and development process. Questions from residents concerning; how to front-end fund and maintain additions, ability to see plans prior to approval, height limits for commercial properties, long and short-term funding, new home design, traffic and parking study, and relationship to school expansion issues were addressed. The developer's hoped for time frame for development is 2½ to 3 years. Jerry Zivan encouraged everyone to continue to contact him with any questions or concerns.

*Highway-20 Beautification Grant* - Mike Kent reported on the Highway-20 Landscaping Beautification Grant and installation (Florida Club to Range Road) that we are awaiting a response from Okaloosa County and DOT for approval of the project.

*Southwind Pond Torpedo Grass Quotes* – Dan Simpson discussed quotes received from the Lake Doctor to remedy the torpedo grass problem at the Southwind pond. The quoted options are a year contract for \$203 per Month or a single treatment quote of \$400. Debbie Stretch discussed the possibility of acquiring funds to complete the task direct from area residents and will investigate through online communications.

*Woodlands Park Sunshade Quote* – Dan Simpson discussed quotes received from WeCanShadelt on options for shading the playground. Discussion on additional needed information including; timing of installation, color options, tax exempt status of quotes, possibility of a cash discount, and familiarity of working with the Parks Department. Item was tabled until the next meeting.

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New Business

Discussion on issue of bushes in front of Miller's Run causing problems with their irrigation system. Item was tabled and Debbie Stretch will assess the situation to allow for a more informed decision.

Public comments

Discussion on traffic safety condition on Bluewater Bay Boulevard.

Adjournment

Pam Ragnoli moved to adjourn meeting. Rich Johnson seconded the motion.  
Meeting was adjourned at 7:22 pm.

The next meeting is scheduled to be held on November 12<sup>th</sup>, 2019.

Respectfully Submitted  
for the Board of Directors,

Dan Simpson

Dan Simpson, CAM