

Bluewater Bay Municipal Services Benefit Unit
Budget Workshop | May 9, 2017

Attendees: The Board of Directors of the Bluewater Bay Municipal Services Benefit Unit held a budget workshop on Tuesday, May 9, 2017 at 5:30 pm, at Bluewater Association Management Conference Room, located at 4400 Hwy. 20, Ste. 311. Board members present were David Vardaman, Steve Boswell; present by teleconference were Judy Griffin. Residents present were: Mike Griffith, Steve Duresky, Bran McAllister, Tami Rhodes, Steve Rhodes, James Johnson, June Johnson, Norm Cibula, Chris Olson. Also present were Mike Kent, Sabine Henry, and Jordan Hernandez from Progressive Management of America.

Budget Workshop:

2017-2018 Budget – Mike Kent discussed PMA’s preparation with projected year end financials and proposed 2017-2018 budget. Proposed per lot increase on assessment to \$69 from current \$66.00

Major increases to budget in Common Area Enhancements, Tree Maintenance & Removal. Landscaping contractor to be re-bid through County, as current contract expires after its three-year term. Raised base bid to \$189,000, as current contract has not had an increase during the term. Additional funds in irrigation and tree removal, as Red Bay removal likely to exceed initial estimated scope of work. Mrs. Griffin reported on discussion with Brightview regarding some additional necessary irrigation repairs, recommendation to increase that budget. Potential utilization of Common Area Enhancements to augment irrigation expenditures.

Insurance savings on renewal.

Major increase in signage, as existing street signage will need significant changes and upgrades.

Looking to utilize carry over income and reserves to fund Phase 2 of Drainage products. Grant requires approximately \$75,000 in combined funds from Okaloosa County and MSBU; County is committed to cover 25 percent of required funding provided that MSBU assumes responsibility for the remaining 75 percent. County and State willing to work with the MSBU during the next few years to pay for the costs of MSBU contribution, with \$15,000 from 2017 Reserves, \$20,000 from 2018, \$20,000 from 2019. Potential additional savings from Winged Foot sidewalk project budget. Verifying final invoice, but savings could aid to reserves. No new invoices as of today, per PMA & County Public Works.

Respectfully submitted
for the Board of Directors,



Jordan D. Hernandez, CAM