

BLUEWATER BAY MSBU BOARD of DIRECTORS

Public Meeting July 1, 2014

I. Call to Order

Chairman Steve Hall called the meeting to order at 6:07 p.m. Present were Directors, Steve Hall, Jonathan Tallman, Debbie Stretch, Judy Griffin and Felix Beukenkamp. The presence of a quorum was confirmed. Representing Bluewater Management Services were Darlane Landsberger and Meredith Collins. Also in attendance was Marcia Sanders with the Bay Beacon, Ron & Virginia Byrd, Pat Fralix, Jason Connor, Lynne Whittemore and Steve Pearce.

II. Announcements

Next Public Board Meeting

The next Public Board Meeting will be held on July 15, 2014 at 6:00 p.m. at the Regency Inn, 4577 Hwy 20 in Niceville, Florida.

Public Comments

III. New Business

Board Certification of Tax Rolls

The Board Certification of the 2014 Bluewater Bay Tax Rolls was approved with a motion from Ms. Griffin and seconded by Ms. Stretch, none opposed. Mr. Tallman reported that the Superior Residencies will provide additional tax revenue when added in 2015.

Board Approval of the 2014-2015 Budget

Ms. Griffin made a motion to adopt Budget B, which increases the annual assessment to \$63.00, with a second from Ms. Stretch.

Discussion on Motion:

Mr. Tallman recommended putting out a referendum to see if the homeowners wish to increase the annual assessment. Mr. Tallman also believes that there are items within the budget that can be cut vs. an increase in assessments.

Mr. Beukenkamp reported that there should be a plan put in place for the five (5) percent increase proposed before assessing the homeowners. Currently Budget "B" proposes the increase to specifically go to Line Item 4420, Common Area Enhancements. However, still wish to see a plan before any increase is approved.

Ms. Griffin reported that the landscape is aging and needs to be replaced. Mr. Tallman reported that he would still like to see a possible referendum in the fall at the General Election. Mr. Beukenkamp reported that if the increase is adopted, he would like to see a special line item for the Common Area Enhancement "Master Plan", included.

Roll was taken on the motion to adopt Budget B, Mr. Beukenkamp and Mr. Tallman opposed, motion passed with approval from Mr. Hall, Ms. Stretch and Ms. Griffin.

Mr. Beukenkamp made a motion to use the additional \$14,742 to fund the “Master Plan”. Mr. Tallman seconded the motion, none opposed. Mr. Beukenkamp also volunteered to help develop the Master Plan.

Approval of the Landscape RFP

Ms. Griffin reported that the Landscape RFP has been redefined along with the specifications and mapping. This document will provide a more comprehensive plan.

Mr. Tallman made a motion to adopt the Landscape RFP as presented with a second from Ms. Stretch, none opposed.

Adjournment

The meeting was adjourned at 6:53 pm with a motion from Mr. Hall.

Submitted by: Meredith Collins

Approved by: Steve Hall