

**Bluewater Bay MSBU  
Board of Directors - Public Meeting  
March 12, 2013**

**Call to Order**

Chairman Dale Blanchard called the meeting to order at 5:30 p.m... Present were Directors, Judy Griffin, Debbie Stretch, Joan McCarthy and Doug Burgess. The presence of a quorum was confirmed. Also attending were Mike Griffith with the Bay Beacon; Joan Bowman, Bluewater Bay Garden Club; Helen Bryant, Jim Allen, Mike Kay, Jason Connor, Neville Edneborough, Wayne Phillips, and Lynne Whittemore.

**Announcements**

The next regularly scheduled Board meeting will be 10:00 am Tuesday, April 9, 2013, at the Bluewater Bay Clubhouse, 1950 Bluewater Blvd., Niceville, FL.

**Approval of Minutes**

Minutes of the February 12, 2013 Board of Directors meeting were reviewed. Judy Griffin made a motion to approve the minutes as submitted. Joan McCarthy seconded the motion. The motion was approved with a unanimous voice vote. Minutes of the February 22, 2013 Workshop meeting were reviewed. Judy Griffin made a motion to approve the minutes as submitted. Doug Burgess seconded the motion. The motion was approved with a unanimous voice vote. The minutes will be forwarded to the website manager for placement on the MSBU Website.

**Committee Reports**

**Community Services**

Doug Burgess reported on the status of special projects as follows:

2012-5 Sidewalks project – The County will proceed with two additional sidewalk projects as manpower becomes available. They have indicated it may be summer before they can put the sidewalks on their schedule.

2012-9 - Street Lights – Chelco is proceeding with the installation of 11 additional streetlights.

At the Workshop residents commented on the Chamber bitter at the Bluewater Bay entrance. We are getting a quote to treat the area.

2009-04 – Welcome Sign – This project is on the deferred section of the Special Project list due to the difficulty in obtaining permission from the FL DOT to install signage in the right of way.

Debbie Stretch asked what can be done about the area on Southwind Drive that floods during heavy rains. Vehicles then drive on the grass creating deep ruts. The County is aware of the drainage problem in that area and has it on their list to correct. We have been waiting several years for the work to be done. Archie will contact the County to see if they can fill in the ruts.

**Finance**

The monthly expenditures are as expected. We received revenue of \$38,982.92 in February. Community Service expenditures were \$11,965. We have received approximately 80% of the budgeted revenue for the year. We also received the final accounting of our carry over funds. We have accumulated \$54,409 in carry over funds which have been applied to Special Projects.

## **Communication**

Debbie and Judy are working on updating the website. They have a mock up of new website that they will send out to Board members to review. The cost to activate the new design will be \$500 set up fee and \$500 annually to maintain it. Joan McCarthy remarked that she did not see a need for a change in webmaster, since the current webmaster is doing a good job. It has been only a little over a year since the website has been revamped. Joan then asked that the current webmaster also be given the opportunity to bid on the new design. The Board concurred. We will obtain the two bids for website design and maintenance.

## **Management**

Archie Jernigan reported:

He has checked signage throughout Bluewater and is getting a price to rehab the directional sign on Bluewater Blvd west of Southwind Dr.

There are several other signs that need to be cleaned or repaired but they are private signage (HOA, commercial, etc) and not in the authority of the MSBU to repair.

We have received a copy of Bayou's turf management schedule for Hwy 20 median and Hwy 20 & Bay Drive entrances. Judy asked that it be extended to include the rest of the area that the MSBU maintains. Judy also asked that the fire ant mounds be addressed.

Joan asked about painting the traffic signal posts – Archie had previously contacted John Hofstad with Okaloosa County Public Works Dept who indicated he would contact FL DOT as he did not agree that it is the county's responsibility to maintain.

Archie is working with Marina Cove Townhomes, Chacato Landing and Bayside Villas HOA to get irrigation so that sod can be installed on Bay Dr next to the new sidewalks.

The Crossings has asked for reinstatement of the Right-of-Way Maintenance Agreement. Doug Burgess made a motion to reinstate the ROW Maintenance agreement, with The Crossings, Joan McCarthy seconded the motion. The motion was approved with a unanimous voice vote.

## **Old Business**

Landscape Workshop – Judy Griffin reported that several residents indicated the need for a master landscape design. She suggested that a professional would have more knowledge of the types of plants that should be planted in the area. She recommended that the area around Chantilly Lake, Bay Drive and Bluewater Blvd. entrances to Bluewater would be a good place to have the landscape designer start. These projects would enable the MSBU to see the quality of their work. Judy made a motion to contract with a landscape architect to develop a plan for the beautification of Bluewater Blvd. and Bay Drive entrances. Debbie Stretch seconded the motion. The motion passed with a yes vote from Judy Griffin, Debbie Stretch and Joan McCarthy. Doug Burgess and Dale Blanchard voted no. Judy Griffin asked that Doug Burgess prepare a Request for Quote for the project.

## **New Business**

Dale Blanchard reported that while he is pleased with the current management company, the contract has not been put out for bid for several years. It is his intent to place to contract out to bid this year. A RFP will be prepared.

Doug reported that he intends to obtain the cost to install a concrete pad around the directional sign posts. Once he has the costs he will bring it back to the board for their approval.

After discussion on the condition of the signage for the homeowner associations in Bluewater Doug Burgess made a motion that Debbie Stretch develop a letter to be sent to the HOA's and Commercial establishments in Bluewater Bay reminding them to properly maintain their signage and landscaping. A letter will also be sent to the Conference Center asking that their signs be removed. Joan McCarthy seconded the motion. The motion was approved with a unanimous voice vote.

Judy Griffin asked if the curbing along Bluewater Blvd. could be pressure washed. The Board decided to have the entrance on Bluewater Blvd pressured washed.

**Public Comments**

A resident on Troon Drive West had requested that CHELCO install additional street lighting. There are three categories of street light in Bluewater – 1) lights on primary roads that the MSBU pay for 2) lights that HOA’s pay for, and 3) remaining lights that are in a “shared pool” that residents who are not in an HOA pay for. The request for an additional light is in the shared pool. CHELCO needs someone to authorize the installation. The MSBU cannot authorize it and the County does not feel they can. Archie is working to see if the original developer of Bluewater can authorize the additional light.

Jason Conner suggested that a check of the PH balance of the soil be included in the monthly landscape maintenance program.

**Adjournment**

A motion to adjourn was made by Judy Griffin and seconded by Doug Burgess. The motion carried unanimously. The meeting was adjourned at 7:30 pm.

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Submitted by: James A. Jernigan

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Approved by: Dale Blanchard