**From the BMBMA President**

Spring will be here soon and our visitor season will begin.

It has been a very busy year. New home building is at a record pace, and it is expected to continue. Our property values have also increased significantly this past year.

We hope you find the information in our newsletter informative, and if you have suggestions, please let us know

Brett Flynn has sold his Condominium and Bob Singleton has been elected as the Association president.

Mike Galvin
President, BMBMA

**Annual Meeting**The annual meeting for the Master, Cottages and Condominium Associations will be on April 27, 2019. Nikki will be posting the meeting times.

Please make plans to attend these meetings. Also, an open house will be held in the afternoon. This is a good time to meet your neighbors.

**Nominations for Board Positions**If you are interested in serving on the Cottage or Condominium Boards, please submit your name and property address to Nikki. We have two positions open on each Board, and it is important that owners volunteer to serve on these Boards. As a reminder, the Master Board is constituted from these Boards.

**Property Sales/Construction**We have had robust building and sales environment the past year. Four homes have been completed and occupied. Two homes are in the final building stage, and three homes are being started. Our community is continuing to have new home building.

Condominium sales are also robust, with new highs in price.

**Commercial Property**After many years, the commercial property development is going forward. The Master Association has worked with the Developer for over two years, and we are very excited the property is being developed. Special thanks go to Debbie Conner for her work with the developer. The plan for the commercial property was approved by the county when the property was developed. The developer is following the original plan.

What is that plan you ask. First, there will be an Italian restaurant on one plot. The name of the establishment is Mimmo’s, (<http://eatmimmos.com> ), and it has an excellent reputation. The other plot will have three one story buildings. The entrance to the businesses will be from Village Blvd.

As part of the construction, the Master plans to have the spur adjacent to the developer’s spur leveled using the excess dirt from the construction site. This will save us significant funds when we develop additional parking on the site.

**New Gates**A plan to replace the arm gates with swing gates was announced in April. After months of planning, a hurricane delay, and some unexpected costs, the gates will be operational on February 21. **Please note, your remotes and gate codes will operate the new gates.**

In addition, our security cameras will also be operational. We will have cameras at each gate, and the pool.

**Web site and Covenants**Our web site is <http://thevillageatbluemountainbeach.com> . The Village covenants and ARC guidelines are on this site.

***Pool and Fitness Center Fence***In order to make our fence effective, it is important you do not open the gates for strangers or to prop open the gate.

**Pool Hours**The pool is only open from sun up to dusk (sun down), not dark. County regulations prohibit entry into the pool area after dusk.

The pool cards operate/work from 7:00 AM to 9:00 PM. Anyone in the pool area or fitness center (inside the fence) after 9:00 PM is trespassing. Please make certain your guests are aware of our operating hour.

**Village Polices**

In order to ensure owners are aware of the policies governing our community, the Board is developing a document that lists them. A completion date is uncertain, but our goal is by June.