

### **From the BMBMA President**

It has been a crazy year for us all. CoVid-19 presented several challenges and I personally want to thank everyone for their patience and support of the actions implemented to protect our neighborhood.

So here is a quick year in review of our successes and challenges:

-Over the last year we have had 10 home constructions and 1 garage addition reviewed, started, and completed.

-Our property values have also increased this past year. Homes in our area have sold for \$290-\$375 per square foot. Condos have sold for \$299-\$300 per square foot. The rental market is booming since lifting of the short-term rental ban.

-Two new pool filters and an exclusive water line were placed in service. We anticipate saving significant operating expenses with the new equipment.

-A reserve study was conducted to ensure the HOA was contributing the appropriate amounts to our asset reserves. We are currently covering all recommended contributions in our budget.

-We obtained hurricane insurance to cover our amenities. Lucky for us that Hurricane Michael did not come our way as we did not have this coverage in previous years.

-New pavers were placed at BBQ areas, mailbox entrance, and pool parking areas.

-Industrial solar lights were placed in BBQ areas, 30A entrance gate, and also at the 30A flagpole. This is significant cost-savings for the HOA. The cost to have electricity capability in these areas was cost prohibitive. Now we have lights at no monthly cost!

As for challenges...

-"CoVid-19" is all I need to say. We had to close the pool and the gym for a couple of weeks. The rental ban created havoc for some owners. People in our area were laid off of work or ordered to stay home-this created stress and strain for everyone.

-We have had significant sod worm invasion and destruction to our property. Our landscapers worked diligently to treat the property with insecticides and regrowth fertilizers. We are finally seeing green grass.

-The irrigation system has been finicky this year (it is over 15 years old). We have made several repairs and at this time it is working.

### **Annual Meeting**

The annual meeting for the Master, Cottages and Condominium Associations was held on Saturday, June 20, 2020 via virtual meeting. We had several owners represented but only enough to make quorum for the elections (20%). After elections were completed, the meeting was continued as

information/feedback session. Ideas given by owners that might be included with the community strategic plan were discussed so that those present at the meeting might give feedback.

Remember-this is NOT a commitment of future things to be developed. It is a list of suggestions for boards members to investigate, i.e. pros & cons, budget implications - capital & operating, value-add to community, etc.

I have listed some of the ideas below.

- Pool at Hwy 83 side retention area.
- Recreational Park at 83 side.
- Outdoor exercise area
- Boccie ball courts in shuffleboard area.
- Putting greens in shuffleboard area.
- Kayak/SUP storage racks
- Dog Park
- Playground area for children
- New Mailbox Center
- Pickleball court
- Storage buildings for owner rental
- Fencing property borders
- Other ideas: Send them our way.

Pick your top 3 from this list and email to [bmbtinam@gmail.com](mailto:bmbtinam@gmail.com).

A strategic planning session is being planned for August 15, 2020 at 9am. Due to Covid-19 restrictions the meeting will be held virtually. You will receive an email in the near future from Nikki with meeting dial-in information. Feel free to send additional ideas to any board member for discussion at the strategic planning session.

## Board Positions

“Thank You” to the past members of our boards (Rich Gibson, Sam Marino, Brad Edwards) and to the new volunteers set to serve on our community association boards.

The boards are :

Northside Cottages HOA: Tina Menna, Deb Cooner, Abbie Benedict, Francine Brown, Michael Galvin, Tammy Pickle, and Linda Ebling.

Southside Cottages HOA: No one has volunteered to serve.

VP Condominium HOA: Stacy Stewart, Bob Singleton, Shade Butler, Ann Keinroth, and Frank Cardillo.

Blue Mountain Beach Master HOA: Tina Menna, Deb Conner, Stacy Stewart, Brad Fleming, Southside HOA representation-Vacant.

## Commercial Property

In the last newsletter we communicated that the commercial property development was going forward. Covid-19 seemed to put a complete stop to any further development. That status has not changed.

## Website and Covenants

Our web site :

<http://thevillageatbluemountainbeach.com> .

The BMB Community Covenants & Restrictions (CC&Rs) and architectural guidelines are on

the site. The Community Guidelines are also available on the website. This is a great information source for renters, guest, owners, etc. Remember as owners, you or your property manager are responsible for communicating the community guidelines to renters. We want them to respect our property as if you were here.

### **KUDOs**

We had so many community volunteers this year helping on multiple projects.

-Rick McConnell for developing and managing our website! We appreciate your help.

-Steve Pickens for helping to get our pool filter motor repaired so we have a spare unit on hand.

-Michael Galvin for researching pool proposal.

-John Schreiner for providing an absolutely awesome conceptual drawing for retention pond park/pool area.

-Stacy Stewart for getting all new street/parking signs at cost for the community.

-Sixteen owners helped during the owner's workday, painting, cleaning and repairing.

-Sue Jones, Mike Galvin, and Mary Blockowitz joined the compliance committee.

### **Pool Hours**

#### **The pool closes at 8 pm during summer hours.**

According to our license, the pool is only open

from dawn to dusk to dark. County regulations prohibit entry into the pool area after dark. Note: Winter pool hours will change as dark occurs much earlier than during summer hours. People will have 30 minutes to exit pool before the gates lock and cards will not work. The exit button located by the entrance to bathrooms can open side gate for exiting the areas.

Anyone found in the pool area after 8:30pm is considered to be trespassing.

Note: The pool area is under video surveillance. This technology has caught people trespassing when the pool is closed. We are investigating other assistive technologies to prevent unauthorized use of this area when closed.

There have been complaints regarding patrons/guests playing loud music at pool after hours, eating food and drinking in the pool. These are violations of the pool rules. Most guests will comply when they are asked to read the posted guidelines at pool. However, some guests have become very confrontational. Please communicate pool rules to your guests.

If you feel uncomfortable about asking patrons to follow the community rules, you can contact the Walton Co. Sheriff's non-emergency line @ 850-892-8111. They have assisted us 3 times with unruly guests this spring/summer violating our noise guideline (quiet time after 10pm). Note: This is also a Walton County ordinance.

### **Palm Tree Trimming**

It is the time of the year that the palms and palm seedlings need to be trimmed. We have 150 palms on our common areas. The HOA will contract for common area palm trimming. If you have palms located on your home lot, it is YOUR responsibility to assure they are properly maintained and trimmed.

Homeowners will need to contract individually with a landscaping service for the palms.

(Sam Mathews coordinated this activity in the past but is not able to provide that service this year).

### **Street parking/Trailer parking within the Village**

Street parking has become a significant issue the last few months. Please communicate to your guests that street parking is prohibited and if vehicles cannot fit onto your driveway, they must be parked in the overflow lots. Continued violations may result in towing of the vehicle (we do not want that to happen) or may result in fines of up \$100.00/day for each violation.

We also seem to have an increased use of trailers as guests are bringing lots of extra vacation toys for their stays. The CC&Rs do not allow trailers/commercial vehicles/boats to be parked in common area parking or private driveways. Trailers should be parked in the designated overflow parking area behind

condo building 4. Thank you for abiding with these guidelines.

### **Draper Lake PUD**

We are working closely with approximately 10 local subdivision HOAs to prevent the development of the Dune Lake area located at our 30A/Village intersection. DR Horton is requesting approval to place a large development of triplexes in that area. Our concerns regarding the development are:

- Lack of county infrastructure, i.e. EMS, Fire Dept., stormwater drainage, etc. to support community.
- Safety concerns due the traffic congestion.
- Variance requests by developer are to excessive.
- Design of proposed buildings do not fit neighborhood and may have negative effects to our property values.
- Dune Lake preservation is of strong concern. You are encouraged to follow South Walton Community Council for more detailed information at:

<https://southwaltoncc.org/>

### **The Village of BMB Rental Forum**

Many of our properties within the village are rentals. Do you feel confident that you are asking the market price? Are you getting the most out of your property?

We have a condo owner volunteer to coordinate a communication group that would share best practices. If you are interested in being a part of this group, contact Carol Bivins at [cleebiv@aol.com](mailto:cleebiv@aol.com) Thank You Carol!

## Air Conditioning Preventative Maintenance

Recently some condos have had water leakage (condensation) from the AC system **inside the condo**. The problem was traced to the condensation line. Apparently, over time, sludge collects in the pipe and eventually blocks the way for the condensation to dissipate. This can also happen in your home. A preventive measure is to pour a cup of bleach in the pipe once a month. See Below.



Condensation line



Pull plug up and out



Monthly, pour 1 cup of bleach

Replace plug

## Community Association Manager(CAM)

If you have any issues or questions regarding the community or the association, Nikki Lawniczak is our CAM. Her email is: [nikki@camams.com](mailto:nikki@camams.com)  
She can be reached by phone at 850-231-6004.

The Blvd is looking really good!



Have a great summer-That's it for now.

Respectfully Submitted: Tina Menna