

From the BMB Master Association

President: Tina Menna

And the high season of summer is upon us. I would like to report that the property is holding up well amid the increased census with tourist season. We do recognize there are always more ways to keep our property in a good state....these ways can be found throughout the newsletter. (*hint: orange writing*)

There have been many improvements made in the last few months. You will see them throughout the newsletter.

New home building is at a record pace. Presently there are 7 home construction projects in work.

On the Cottages side of the property we are at 70% capacity with only 24 properties not built out. Our property values have also increased significantly this past year. Condo 421 (3 bedroom/ 2 bath / 1000 sq. ft.) sold for \$299k in under one week!

We urge all owners who are renting short-term to re-evaluate your rates. Maximizing the rental rate can offer 2 positive outcomes for you and the Village: It increases your revenue and it elevates the quality of the vacationers on our property. **A win/win.**

THANK YOU

I want to thank all our former board members. The position is difficult and time consuming. A special thanks to our outgoing President Michael Galvin. He dedicated many years in the position. Thank You Michael G.!



Survey Monkey

Keep an eye on your e-mail inbox. We will be sending out a survey (from *Survey Monkey*) to all owners. The intent is to gather feedback from as many of you as possible regarding your ideas for where you see our community going in the future, what ideas you have for improvement, etc. We are also going to conduct a market analysis of the community to identify average rates, policies, occupancies, etc. The survey results will be shared (blinded-no owner identified) at our next annual meeting. You will find out what the most successful investor is charging for rentals per sq. ft., what add on fees are utilized, how many require trip insurance, etc. Your board wants to provide you with information to help you maximize your investment and also maximize our community value. Please participate in the free survey when it arrives in your email box.

Your 2019 Master Board Members

Tina Menna, Deb Cooner, Bob Singleton and Rich Gibson....If you get the chance say thanks to these folks...remember this is a non-paying and sometimes thankless job...they are working for the love of the community.

Annual Meeting

The annual meeting for the Master, Cottages and Condominium Associations will sometime in April 2020. We plan to firm the date up next quarter. More to come in the future

Improvement: 4 new parking pads were installed along the 30A side of Merri Way for pool/gym visitors!



I don't have to park on the BLVD!

Improvement: Newly installed paver parking pad for pool visitors with golf carts!! Nice job.



****One way to keep our community in a good state is to ensure that when trash is placed for pick up, it is placed in a container with a lid that will close, and the bags are tied/secured****

Improvement: 6 New Grills and Pavers @ the Condo BBQ Areas.



Wow, this looks good. Can't wait to BBQ!

Improvement: A paver pathway was created for our postal center!



I don't have to walk through bushes anymore to get my mail?? NOPE!

We Need YOUR Help!

It takes a Village...haha. But there is some truth to that. The following committees are a considered normal for a property of our size. We need at least 3 owners for each committee.

- **Architectural Review** – Review of proposed home/condo building and renovation plans to ensure compliance to community standards.
- **Budget/Finance** – Establishing annual budget to meet the need of both fixed and variable expenses in order to continue to build value in our community.
- **Communication/Website** – Coordinate information on website to ensure more timely communication with owners. Develop and publish newsletters (including cartoon) for owners with goal to improve community knowledge to all owners.
- **Rules/Fines** – Following guidelines set by Florida statutes that allow the MA Directors to implement fines for non-compliance to community standards, this board will address owner appeals and either approve or disapprove fines enacted by the directors. This board DOES NOT initiate any fines.
- **Event/Owner Activities** – This is the “fun” committee. Organize annual meeting, community events, workdays, potlucks, shuffleboard tournaments,

and anything else that is “fun” for the good of the community.

If you think your talents can help our property become better, we sure would like to hear from you. Please email Tina at bmbtina@gmail.com

Street Lights

Thanks to Bob Singleton and Sam Matthews we are in discussions with CHELCO about getting new street lights for the Blvd. They are going to look good when they are installed! They should also save us expenses in electricity and upkeep. Thanks guys.

Village Repairs

- The “gremlins” at the 30A gate have been identified and repaired.
- We had to replace the pool pump this summer due to an unexpected failure. We also are getting a spare pump for failures in the future (thanks to Leslie Sawyer for the idea and Steve Pickens for the help in repair/replacement).
- Village Blvd street paver areas have been repaired.



Pool Hours

The pool is only open from sun-up to dusk (sun-down), not dark. County regulations (and our insurance policy) prohibit entry into the pool area after dusk.

We have had numerous renters jump the pool fence at night. Please inform your renters that there is video surveillance and the Sheriff's Dept. will be called for any trespassers.

The pool cards operate from 7:00 AM to 9:00 PM. The gates will lock after 9:00pm and the cards will not activate the gates. 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 hours.

Improvement: The shuffleboard courts have been resurfaced and wood chipped!



Woohoo,
Let's Play!

On July 5th we had our annual BMB shuffleboard Tourney on the new surface. Over 14 teams of Village Owners and their guests participated in the fun. Mike Menna's

team- *The Cold War Guys*- won 1st place. All others lost! *We don't give out second place trophies at this tourney-You either Win or you lose.* It was great!



We continue to see more and more people enjoying the courts during their stays.

Commercial Property on 30A

The parking lots for the commercial areas are almost finished. It will not be long until we see the start of structure. 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. Mr. Bishop (owner/developer) has stated he hopes to have a title company and a breakfast/lunch bistro. The other shops have yet to be filled. The entrance to the businesses will be from Village Blvd.

Improvement : All of our signs on the property have been cleaned...what a difference!



Wait....
I can
actually
read
that
sign!

Improvement: The Sprinkler system is now working at 100% capacity!!!



Village Polices/Guidelines

As we encounter rental guests and residents in our community, we have found that many are not aware of the policies/procedures governing our community. The Board is developing a document that provides a brief explanation of the guidelines. The completion date targeted is end of August 2019. The document will be emailed to all owners and can then be distributed in electronic form (or printed if preferred) to all rental guests. It will also be included on the website for all users to access in the future.

Amended Rules and Regulations

The 2018 Board of Directors amended and approved additional rules and regulations for the BMB Master Owners Association Covenants. These have been recorded by the State. The new rules are attached to the Newsletter for your records.

Speaking of lawncare.....Brightview has been trimming the oak canopy along the Blvd. The final phase of this project will commence in late September to address the HWY 83 sector of our property. This will complete all 145 oak trees.

Mike Menna and Sam Matthews meet with the Brightview representative on a weekly basis to address property landscaping issues. They are diligent in their commitment to keep things looking good.

Community palms have been trimmed in July. If you want the palms on your property trimmed, contact Sam Matthews to coordinate the schedule for next trimming session. The cost is usually around \$15.00 per tree.

Upcoming Board Meetings

Event	Date
Cottages HOA meeting	Sept. 11, 2019 Nov. 13, 2019
VP Condo HOA Meeting	Sept. 16, 2019 Nov. 18, 2019
Master Board Meeting	Sept. 16, 2019 Nov. 18, 2019

The HOA meetings can be attended by any interested owner. Contact Nikki Lawniczac, the Villages at BMB Property Manager for call-in details at : Nikki@camams.com



"I think the seller will accept your offer, but the Homeowners Association will never approve that shirt."

****Another way that you can contribute to helping us keep this community looking good is to participate in the *Annual Owners Workday*. We have identified several areas that need attention, i.e. painting gazebo at pool entrance, deep cleaning gym, spreading mulch in common areas, etc. We have it planned for Saturday, October 5, 2019. We will host a pizza and drinks luncheon for all helpers.****

Web site and Covenants

Have you visited our website for the Villages at BMB? Our web site is



<http://thevillageatbluemountainbeach.com> .
The Village covenants and ARC guidelines are on this site.

We are currently trying to update the site and noticed that documents have been deleted. We are in the process of repairing this. Thanks for your patience. Goal to completion 60 days.

Improvement: The bike parking area was moved to the left side of the pool and was wood chipped!



As a side benefit, when parking their bikes, they can also read the pool rules!

Well, That's all for now!

If you wish to contact me, please email at: bmbtinam@gmail.com.

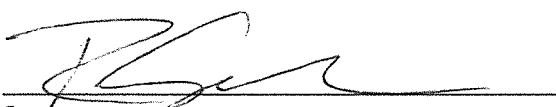
**CERTIFICATE OF AMENDMENT
TO
RULES AND REGULATIONS
FOR
BLUE MOUNTAIN BEACH MASTER OWNERS ASSOCIATION, INC.**

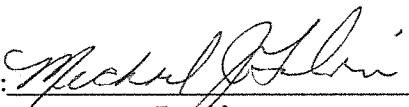
NOTICE IS HEREBY GIVEN that at a duly called and noticed meeting of the Blue Mountain Beach Master Owners Association, Inc., a Florida corporation not-for-profit, (the "Association") on April 22, 2019, by a unanimous vote of the Board of Directors and pursuant to those rights granted under Article 8.10, of the Amended and Restated Master Declaration of Restrictive Covenants and Easements for Blue Mountain Beach Development, as recorded in the Official Records Book 3064, Page 2575, et. seq., in the Public Records of Walton County, Florida, the Association's Rules and Regulations are hereby amended as follows:

1. The Blue Mountain Beach Master Owners Association, Inc., Rules and Regulations are hereby amended in accordance with Exhibit A attached hereto and entitled "Schedule of Amendments to Rules and Regulations for Blue Mountain Beach Master Owners Association, Inc."

IN WITNESS WHEREOF, BLUE MOUNTAIN BEACH MASTER OWNERS ASSOCIATION, INC., has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 6th day of May, 2019.

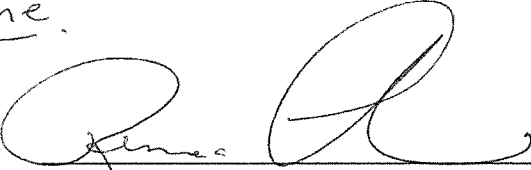
ATTEST: **Blue Mountain Beach Master Owners Association, Inc.**



Secretary

By: 
President

STATE OF FLORIDA
COUNTY OF WALTON

THE FOREGOING INSTRUMENT WAS SWORN TO AND SUBSCRIBED before me on this 6th day of May, 2019, by Michael Galvin, President of Blue Mountain Beach Master Owners Association, Inc., and by Rich Gibson, Secretary of Blue Mountain Beach Master Owners Association, Inc., and who has produced _____ as identification.
is personally known to me.


NOTARY PUBLIC
My Commission Expires:

 **RENECIA LAWNICZAK**
Commission # GG 131994
Expires November 25, 2021
Bonded Thru Budget Notary Services

**SCHEDULE OF AMENDMENTS
TO
RULES AND REGULATIONS
FOR
BLUE MOUNTAIN BEACH MASTER OWNERS ASSOCIATION, INC.**

The following rules are in addition to the Amended and Restated Mater Declaration of Restrictive Covenants and Easements for Blue Mountain Beach Development and the Amended and Restated Bylaws of Blue Mountain Beach Master Owners Association, Inc.

1. **Registration.** All Tenants and Unaccompanied Guests are required to register at a place/manner designated by the Master Association. Owners who rent directly should provide the name, address at which they are staying, cell phone number, rental dates, and number of guests. Rental agencies should provide the name, address at which they are staying, rental dates, number of guests, and a 24 hour contact name and number. This information is emailed to **villagebluemtn@yahoo.com** at least two days prior to arrival.
2. **Golf Carts.** Golf carts, or Low-Speed Vehicles, may only be operated by a licensed driver. Golf carts, or Low-Speed Vehicles, may only be parked on Cottage Lots, or designated Golf cart or Low-Speed Vehicle, parking locations.
3. **Parking.** Parking is not allowed on Village Boulevard at any time. Parking on Merri Way, Donna Anne Drive, and Taylor Krenkle Court is prohibited except for the designated amenity parking spaces on Merri Way. Vehicles violating the parking restrictions may be towed, fined, or have a boot placed on the vehicle at the owner's expense. Vehicles parked on Common Property for fourteen (14) consecutive days will be considered a stored vehicle. If an Owner or Occupant of a Property desires to store a vehicle on Common Property, the Owner or Occupant must first notify the Master Association's Management Company and receive written permission to store the vehicle. The Master Association or Management Company may at its sole discretion deny or limit the ability of an Owner or Occupant to store a vehicle on Common Property. If an Owner or Occupant stores a vehicle on Common Property without permission, then the vehicle is subject to towing or booting, at the vehicle owner's expense, without further notice to the vehicle owner.
4. **Abandoned or Inoperable Vehicles.** Abandoned or inoperable vehicles shall be not be stored or parked, or stored, on any portion of the Blue Mountain Beach Development. Abandoned or inoperable vehicle shall be defined as any vehicle that has not been driven under its own propulsion for a period of two (2) weeks or longer. If an Owner or Occupant stores an abandoned or inoperable vehicle on Common Property without permission, then the vehicle is subject to towing or booting, at the vehicle owner's expense, without further notice to the vehicle owner.
5. **Trailers, boats, play equipment,** including but not limited to basketball nets, trampolines, hammocks, and swings may not be stored, contained, or parked, on the front yard and side yards of any property bordering Village Boulevard. Items that negatively affect the streetscape, determined by the Board, are prohibited from being stored, installed or parked on Condominium common areas or Cottage Lots.