

Blue Water Oaks Regular Meeting Minutes 6/28/2026

Location/Date/Time: Community Room, Sunday June 28, 2026 at 7PM

Invocation: David Priesner

Call to Order/Roll Call: Jeff Maxwell called the meeting to order. Present Krystal Bayer, Nick Byrd, David Plunkett, Lynn SugarGermain

Minutes Approval: Minutes were called into question. Approval of minutes were tabled until next meeting.

Water and Sewer Report: Five new service taps have been established with more traffic on our streets. Please be kind, patient, and keep communication open with our new neighbors. Improvements made to Well Site 1, costly, but necessary to provide our water. Also repairs being made to Waste Water Treatment Plant-- steel ordered, welder ready, patching should work until we reach a better solution. Question asked about aquafer and reply is that water level is more than adequate to provide water for years to come.

Homeowner Open Forum: Joe Hall declined to address board. Linda Brower addressed the board to offer a brief report on the GovDoc Task Team. Linda also called into question two items on the agenda-one the office report lists requests for volunteers to be finalized for the Architectural Committee and the Financial Committee, however it must remain open for now. Further along the agenda says it will appoint the final list of persons for each of those Committees which it cannot do at this time. Persons may enlist and then that list must be presented to the BWO Community at least 10 days prior to appointment. Lynn SugarGermain then listed State Law 209.00506/7 to affirm the issue. Leslie White had a question regarding building contractors who leave their debris on the roads and block the roads with their vehicles. Jeff Maxwell responded that they are not monitored 24/7. Krystal further commented that if complaints were directed to her that she would reach out to contractors direct. Kim Coe asked why, in the prep for the annual meeting, nothing was sent out regarding the official list for violations since this lack was mentioned at the last annual meeting and should have been addressed, question not answered. Question asked about CDs, answer, NO CDs have been cashed

Office Report: No change was made on the budget as proposed by the board and presented to the community. The reserve sitting in the bank is that which is listed on the budget as income to cover expenses and which has not been listed on previous budgets. Lynn challenged that, as Board Treasurer, financial information, was withheld from her regarding these funds until recently. She has now listed this information on the budget for full transparency. Budget still requires approval by the BWO Community. Any imbalance is worked out within the budget via fines, transfers all noted via budget vs actuals. Stated by Joe Hall needs to be transparent. Ken Mehlhorn spoke up to volunteer for the Finance Committee to join Sheila Smith already on the list. There are three names for the Architectural Committee, Randy Smith, Jason Carroll, joining Andrea D'Agostino, Mike Phillips, and Joe Hall who are currently on Committee. More names can be added.

Treasurer Report: Overview of budget shows that BWO is within the 25/26 Fiscal Year Budget on all items with the exception of Professional Services which, between the POA and Water/Sewer, is \$10,000 over budget and needs to be stopped at this point.

Community Activities: all planned activities, through Lynn serving temporarily, have taken place and there are no new activities planned, awaiting appointment of a new Activities Director. Flags can be passed out anytime.

Rules and Restrictions: David Plunkett conducted ride-arounds on June 26 noting several high grass concerns. Next ride-around will be July 20

Pool and Security: Jeff Maxwell reports the no-food policy continues. New Pool/Security Director will be chosen this evening.

Building Permits: Krystal Bayer reports work in progress on current projects, no further updates

Parks, Piers, and Maintenance: No report given

Streets, Signs, Roads, and Drainage: No report given

New Business: Jeff Maxwell requested names of volunteers to help oversee and tally ballots. Announced that no write-in votes will be accepted, all voting parties will be matched to the BWO Membership List to include proxy votes. Appointed as Independent Auditor and counter, Ken Melhorn, counters, Wayne Delair and Michael Ray Sears, along with overseers, Brett Barnes and Lynn SugarGermain. In addition, BWO Office Staff,

Mary Jo Milton and Rhea Allen to assess eligibility of ballots and removal of voter names from ballots before ballots were received by the counters.

Pause in proceedings to count/tally ballots

Proceedings resumes with announcement of results of BWO POA Board Election, June 28, 2026:

New duly elected BWO POA Board members, Linda Brower, Jeff Maxwell, and Mike Phillips join the current BWO POA Board, Krystal Bayer, Nick Byrd, David Plunkett, and Lynn SugarGermain. The vote was No on the budget and the increase for BWO POA Dues. There were no further questions.

Public Board Meeting Session: In presence of but not with the participation of the Membership, as per State Law 209.0051, discussion for specific positions on the board took place. Nominated as President was Linda Brower, Jeff Maxwell, and Lynn SugarGermain. Vote was taken with Lynn SugarGermain assuming the position. Nominated for Vice-President was Nick Byrd and Mike Phillips. Vote was taken with Mike Phillips assuming the position. The following positions were nominated, voted, and assumed: for Parks, Piers, and Maintenance with Nick Byrd accepting the position, for Streets, Signs, Roads, and Drainage with Mike Phillips accepting the position, for Pool and Security with Jeff Maxwell accepting the position, for Permits with Krystal Bayer accepting the position, for Community Activities with Lynn SugarGermain accepting the position, for Rules and Restrictions with David Plunkett accepting the position, for Treasurer with Linda Brower accepting the position.

Adjournment:

The motion was made and passed to adjourn both the Open and Public Board Meetings for July 28, 2026.

Respectfully Submitted,
Linda Brower
BWO POA Board Treasurer
Acting Temporary BWO Administrative Secretary