

1 **Bluewater Bay Municipal Services Benefit Unit**
2 **Board of Directors Meeting October 13, 2020**
3

4 **Attendees:** The Board of Directors for the Bluewater Bay Municipal Services Benefit Unit held
5 their scheduled public meeting, October 13, 2020 at 5:30PM. Board Members present were;
6 David Vardaman, Steve Boswell, Pam Ragnoli and Debbie Stretch, Rich Johnson joined at 5:40.
7 Also attending the meeting were ; Christopher Rhodes, Steve Duresky, Katie Stafford, Jan
8 Reams, Rick Andujar, Amanda Sitcer, Mike Griffith, Chris Olson, Pat Fralix, and Linda Vardaman.
9 Representing Bluewater Association Management were Laura Landsberger, Toni High and
10 Denise Fuller.

11 **Call to Order:** The meeting was called to order at 5:31 pm; a quorum was established with four
12 of five members present. The fifth member arrived at 5:40 after a traffic delay.

13 **Approval of prior meeting minutes**

- 14 • Mr. Boswell motioned to approve minutes from September 8, 2020 seconded by Ms.
15 Stretch. Motion Approved unanimously.

16 **Financial Report**

- 17 • Steve Boswell reported on the September financial report showing no assessments and
18 interest collections in September (\$352,104.10 year total) and expenses of \$28, 274.20.
19 General Fund Balance of \$85,275.82 and Reserve Fund balance of 2027.80. Funds
20 carrying forward for committed expenses. Ms. Stretch motions to approve the
21 September financial Report; Ms. Ragnoli seconded the motion. Motion Approved
22 unanimously.

23 **Landscape Report –**

- 24 • Ms. Stretch stated during the month of September BrightView performed the routine
25 summer maintenance; mowing, edging, blowing, debris removal and weed spraying
26 throughout the property. At the beginning of the month BrightView pruned the Miller's
27 Run hedge and detailed the raised planters on Woodlands Dr. After Hurricane Sally
28 BrightView focused on post storm cleanup removing small to medium limbs and cutting
29 fallen debris away from signage. BrightView also pruned the Bay Dr. entrance, including
30 Garden Oak Way and detailed the raised planters along Bay Dr. In the coming weeks
31 BrightView will be pruning the Hollies at the Southwind Traffic Circle as well as pruning
32 the interior of the Woodlands.
- 33 • The enhancement at the four triangles is scheduled for next Monday October 19th, the
34 Winter seasonal color change out will tentatively take place on next Wednesday
35 October 21st and Fall pine straw will go down in early November before Thanksgiving.
36 The Fall Pine Straw application is the full 2,625 Bales.

- 37 • Ms. Stretch moved to approve the Landscape Report; Mr. Boswell seconded the
38 motion. Motion Approved unanimously.
- 39 • New Landscape Items- The Spring application was reduced to only 1,000 bales. In order
40 to get it back up to where it needs to be, two full applications, the cost would be an
41 additional \$10,562.50 (an additional 1,625 bales for Spring).
- 42 • Pump Inspection on Bay Drive- Pump is not running. There is a cost of \$165.00 for a
43 well specialist to diagnose. The pump is currently pulling high amperage causing the
44 control box to trip. We have the pump off until it can be looked at to prevent any
45 further damage. The contractor waives the service call for pump inspection if the, if an
46 issue is found and approved for repair. The pump is only a couple of years old. Ms.
47 Stretch motioned to have the pump inspector come and diagnose; Ms. Raganoli
48 seconded the motion. Motion Approved unanimously.
- 49 • The proposal for boring and reinstallation of the irrigation in the median at the Tennis
50 four-way stop. Is 4,496.42. Ms. Stretch motions to accept the proposal as presented for
51 4,496.42 pending the diagnosis of the pump Ms. Raganoli seconded. All-in favor motion
52 passes unanimously.
- 53 • Ms. Stretch stated a Community Work Day could be scheduled for January/February
54 2021 dependent on the Covid-19 protocols.
- 55 • Mr. Rhodes asked about the triangle at St Andrews and Troon. It is an empty spce that
56 is looking rough. Is that a MSBU responsibility? Neighbors have been trying to care for
57 it. Ms. Landsberger stated she would look in to it.

58 **Communications Report**

- 59 • Ms. Raganoli has talked with Ms. Dianne Minks the MSBU website is up and running.
60 There are multiple things that need updating. Public comments are encouraged.
- 61 • Positive feedback has been received regarding the road posts on Bay Drive. Once the
62 wood cures they will be painted white as previously approved.

63 **Chairman & Board Member Comments**

- 64 • Mr. Boswell brought up that his term is expiring

65 **Unfinished Business**

- 66 • Mr. Vardaman stated that the Christmas decorations 3 year contract ended and needs
67 to be renegotiated from Christmas Decorations. Ms. Stretch volunteered to be the
68 Board Contact for this project, it is a budgeted item. Ms. Landsberger will reach out to
69 the previous contractor and search for contractors with Ms. Stretch being the Board
70 representative. Mr. Boswell motions to approve a contract for Christmas Lights not to
71 exceed \$5,000. Ms. Stretch Seconded All in Favor Motion Approved unanimously.
- 72 • Mr. Vardman stated that there is a volunteer to pay for installation of a bench at the
73 corner of Lido and Bay Drive 4 way Stop. Mr. Johnson motions to Approve the bench to

- 74 be installed at no charge. Ms. Stretch seconded; All in Favor Motion Approved
75 unanimously.
- 76 • Abrams Park Update; The Parks has been approved by the county with Budgets as
77 Follows
 - 78 ○ County Budget \$50,000
 - 79 ○ Friends of Bluewater and Go Fund Me \$30,000
 - 80 • Timeline is on track for April 2021. The funds should cover Parking, Pavilion and
81 Playground.
 - 82 • Highway 20 Grant- Lancaster to Range Road to install trees. Florida Department of
83 Transportation working to get the cost within the price point to secure funding.
 - 84 • Friends of Bluewater were pursuing a mega grant that unfortunately was not awarded.
85 Items included efforts to improve pedestrian safety at Bluewater Elementary School.
86 Mr. Vardaman asked if the Board would endorse installation of raised payment markers
87 at Bluewater Elementary to increase pedestrian safety. The Board approved that
88 endorsement.

89

90 **New Business-**

- 91 • Mr. Boswell stated his term is expiring. Mr. Vardaman stated that Mr. Johnson, Ms.
92 Stafford and Ms. Minks were interested in the 2 openings. No one submitted their
93 name in time for the November election. Advertise that there are 2 seats available and
94 for the candidates to submit a resume for the Board Members to review.

95 **Public comments**

- 96 • Ms. Stricter asked about tree trimming around signs- Ms. Stretch stated that is in the
97 contract with Brightview.
- 98 • Mr. Andujar stated that MSBU should increase assessments with in the allowable
99 amount.

100

101 **Adjournment**

- 102 • Mr. Vardaman motioned to adjourn meeting. Ms. Stretch seconded the motion.
103 Meeting was adjourned at 6:31PM.

104 **The next meeting is scheduled to be held on**

105 November 10, 2020

106 Respectfully Submitted by Toni High

107 For the Board of Directors

108 **Upcoming Events:**

- 109 • December -- Election / assignment of Board positions
- 110 • January/February – potential community work day
- 111 • March – Validation of tax roll for the County.
- 112 • March – Prepare next year’s budget
- 113 • April – Ribbon Cutting Ceremony for Abram’s Park
- 114 • April – Approve fiscal year 2022 budget and submit to the county.

115

APPROVED