

1 **Bluewater Bay Municipal Services Benefit Unit**  
2 **Board of Directors Meeting November 10, 2020**  
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4 **Attendees:** The Board of Directors for the Bluewater Bay Municipal Services Benefit Unit held  
5 their scheduled public meeting, November 10, 2020. Board Members present were David  
6 Vardaman, Debbie Stretch, Rich Johnson, and Pam Ragnoli via Speaker Phone, Member Steve  
7 Boswell was an excused absence. Diane Minks, Joe Moran, Marcus Garcia, Jan Reams,  
8 Frankie Iverstine, Kevin and Amanda Sitcer , Matt Higginbotham, Katy Dillon, Rick Andujar,  
9 Linda Vardaman, Mike Griffith  
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11 **Call to Order:** The meeting was called to order at 5:39 PM; A quorum was established with four  
12 of five members present.  
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14 **Approval of Prior Meeting Minutes**

- 15 • Ms. Stretch motioned to approve minutes from October 13, 2020 seconded by Mr.  
16 Johnson. Motion Approved Unanimously.  
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18 **Financial Report-**

- 19 • Ms. High from Bluewater Association management reported the October Financial  
20 Report showing no assessments and interest collections in October and expenses of  
21 \$27,716.64. General Fund Balance of \$57,559.18 and a Reserve Fund balance of  
22 \$2,027.80. Funds carrying forward for committed expenses \$31, 288.20 and  
23 19,666.42. Ms. Stretch motioned to approve Finance report as presented Mr. Johnson  
24 Seconded no discussion Motion approved unanimously  
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27 **Landscape Report-**

- 28 • Ms. Stretch reported during the month of October BrightView performed the routine fall  
29 maintenance; spot mowing, edging, blowing, leaf and debris removal along with weed  
30 spraying throughout the property. At the beginning of the month BrightView pruned the  
31 Hollies at the Southwinds Traffic Circle and pruned the interior of the Woodlands. The  
32 Woodlands entrance bed at Samana Way, the west Woodlands entrance median, the  
33 Southwinds Dr Entrance beds and entrance beds along Bluewater Blvd from the traffic  
34 circle to the tennis area were all pruned and detailed. In November we will be working on  
35 detailing the areas inside Oakmont and Bluewater Blvd from the traffic circle to Range  
36 Rd.  
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- 38 • Fall pine straw will go down the Week of November 16th throughout the property.
- 39 • Bay Drive County has finished trimming. Ms. Stretch and Ms. Landsberger are going to  
40 try and get the county to trim trees on woodlands Drive
- 41 • Traffic circle plants were bigger than normally received will be cut back approx. February  
42 after they have had time to become established.  
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- Things go Consider for the Future
  - Monuments and signage. Julie Castona. Get an update on costs to upgrade the signs and for the Board to discuss what could be done with the signs.
  - Review Grasses by Taco Bell
  - Review Shrubbery on Highway 20
  - Lift canopies around the monument signs
  - Add Pine Straw to the spring to previous amount.
  - Ms. Stretch motioned to approve Landscape report Ms. Raganoli seconded, no further discussion All In Favor approved Unanimously
- Clarifications:
  - Grass in front of taco bell is mealy grass
  - Traffic Circle- question about cutting back once they are established they will need to be pruned.
- Bids Received:
  - To Add 3 8 foot Ligustrum trees installed on Bay Drive would cost \$2,425.79. At this time nothing is being recommended.
  - 2 Crape Myrtles on the island tips at Bluewater Blvd and Merchants Way to replace the trees that were taken out by Hurricane Sally Would be 805.86. At this time nothing is being recommended for approval.
  - Well by the Tennis Center total \$7,691.40. Including previous repair and replacing the pump head on the bottom and the motor. Replacing the head and the motor would cost \$3,360.00. This area is the Tennis Center to Prestwick. Table this till spring.
    - Mr. Higginbotham is an engineer and works with many well drilling companies throughout the panhandle and would be able to provide some contacts for other contractors to bid.

**Communications Report-**

- Ms. Landsberger stated that the website has been updated by Ms. Minks. Ms. Minks has built the website as a way to give back to the community. Ms. Minks is proposing to build Bluewater Homeowners association’s websites for a nominal fee of \$240.00 A year. This amount would cover the costs of the website fees and Ms. Minks would be giving back to the community.

**Chairman & Board Member Comments-**

- Chairman no comments. No further comments.

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**Unfinished Business-**

- Abram’s Park update. On Nov 4, 2020 Mr. Vardamman and Ms. Landsberger met on the park site with the County and Golf Course representatives to walk through the park outline for property records and review potential locations for equipment. The County anticipates beginning work on the site around the turn of the year. All parties are striving for a Ribbon Cutting Ceremony on April 24, 2021 (Saturday morning). It has been consistent planning throughout the project. Ms. Landsberger reached out to Greg- Communicated with Jason and Butch. Which would be amenities with no site plan concerning the Variety of issue. Transfer of Land has not been done yet.
  - Discussion of the park further continued.
- The pedestrian safety road posts on Bay Drive have been primed and the final coat of white paint will be applied the week of Nov 10th. Blue reflectors will also be applied to the opposite side of each post.
  - One was hit by a car. PVC one was cracked by the lake. Ms. Landsberger asked if Blue reflectors could be added to those.
- At Bluewater Elementary school raised pavement markers were installed to help identify the school zone for traffic. Private donors financed the effort.
- Selection of vacant board seats as well as election of board positions on the December Meeting. There will be a new chairman in the Dec. 2020 meeting.
- Highway 20 ‘beautification grant. The county is still awaiting additional funding options from the State Department of Transportation.
- Review bid for cleaning & repainting BWB entrance sign at White Point Road and Woodlands Drive. Needs painting. \$547.00. Ms. Stretch said that should be tabled to next year. Put it out to bid for next year. Mr. Vardaman stated that we could spend a little to start making it look better.

**New Business-**

None

**Public Comments**

- Mr. Moran asked about the walking Trail- who is responsible for the trees on the trail. Limbs down. The developer is.

- 133 • Mr. Moran asked about having the county install solar powered signs with lights that  
134 says what the speed limit is and what you are going, similar to signs in Shalimar. The  
135 cost would be approx. \$3500.00. Ms. Landsberger will ask the county if they would do  
136 something like that.  
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- 138 • Ms. Sitcer said the signs around the traffic circle are no longer reflective. Ms.  
139 Landsberger will ask the county to replace the reflective signs.  
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- 141 • Pedestrian Safety was discussed and many ideas were presented to make the traffic  
142 circle a safer area for bikers and pedestrians.  
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- 144 • Ms. Vardamamn washed the signs throughout her neighborhood. Put out to the  
145 community that washing signs will spruce up the area. Ms. Sitcer also washed the stop  
146 sign at her neighborhood. Ms. Landsberger stated adding in a creative BANNER to the  
147 website that people may want to wash signs in their neighborhoods. Anyone want to go  
148 wash signs?  
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- 150 • Mr Andujar asked if possible to put a solar light Sunningdale Cove and Winged Foot in  
151 the island. A Streetlight was discussed, Ms. Landsberger said she would contact Chelco  
152 to get a cost on adding a light in the island or near the intersection as there are a  
153 number of walkers and children playing in the neighborhood.  
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#### **Adjournment**

155 Ms. Stretch motioned for Adjournment at 6:48 Mr. Johnson seconded. All in Favor.  
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#### **The Next Meeting is scheduled to be held on**

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160 December 14, 2020 at 5:30 PM  
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162 Respectfully Submitted by Toni High  
163 For the Board of Directors  
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#### **Upcoming Events**

- 166 • December- Election/assignment of Board Positions  
167 • January/February- Potential community work day  
168 • March Validation of Tax roll for the county  
169 • March- Prepare next year's budget  
170 • April- Ribbon Cutting ceremony for Abram's Park  
171 • April- Approve Fiscal year 2022 budget and submit to the county  
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