

Bluewater Bay Municipal Services Benefit Unit Board of Directors Meeting | May 12, 2020

Attendees: The Board of Directors for the Bluewater Bay Municipal Services Benefit Unit held their scheduled public meeting telephonically via Zoom, on Tuesday, May 12, 2020 at 5:30 pm. Board Members present were; David Vardaman, Steve Boswell, Debbie Stretch, Pam Ragnoli and Rich Johnson. Also attending the meeting were; Mike Griffith, Craig Richie, Dave P, Jane Olson, Laura Landsberger, Raymond Wainright and two other unidentified attendees. Also present were; Mike Kent & Dan Simpson from Progressive Management of America.

Call to Order:

The meeting was called to order at 5:30 pm; a quorum was established with five of five members present.

Approval of prior meeting minutes

Rich Johnson moved to approve minutes from April 14th, 2020 with noted corrections; seconded by Steve Boswell. Motion Approved Unanimously.

Financial Report

Steve Boswell reported on the March financial report showing collections of \$34,080.35 in April (\$341,681.68 total) and expenses of \$2,328.71. (seven additional invoices totaling \$20,780.97 in April not included) General Fund balance of \$214,562.26 and Reserve Fund balance of \$2,027.80.

Steve Boswell moved to approve the April financial report; Pam Ragnoli seconded the motion. Motion Approved Unanimously.

Landscape Report

Debbie Stretch discussed that during the month of April, Brightview performed routine spring maintenance; mowing, edging, blowing, debris removal and weed spraying throughout the property. The crew also pruned and detailed the main entrance to Bay Drive, the Garden Oak Way entry median, plants across from St. Kitts, Redtips at the end of Bay Drive and the beds at the Tennis intersection. The native area growing along the fence across from Lakeside and the native area along Bay Drive along the lake leading up to Lakeside Village were also cutback. They also detailed the center medians on Hwy 20 along with the main entrance beds on Hwy 20 and Range Road. The entrances to the Woodlands along with the median beds throughout the Woodlands were completed this week. In the coming weeks they will be pruning and detailing the raised planters along Bluewater Blvd, Oakmont and Southwinds, along with the Southwinds Traffic Circle. Debbie Stretch instructed management to include the presented Quality Site Assessment provided by Brightview into the minutes.

Debbie Stretch moved to approve the Landscape report. Pam Ragnoli seconded the motion. Motion Approved Unanimously.

New Landscape Items – Marcus Garcia discussed the inability to locate the irrigation valve at the circle and options for moving forward. Debbie Stretch recommended attempting to locate the sleeve when the scheduled removal of plants commences. Marcus Garcia discussed the Irrigation inspection/work order report findings as well as the accompanying proposals for; \$2000 Not to exceed to repair a broken mainline and troubleshoot issues with six systems and; \$2,545 for March Irrigation Inspection Repairs.

Debbie Stretch moved to accept the bid from the Irrigation inspection/work order proposal for \$2000 Not to exceed to repair a broken mainline and troubleshoot issues with six systems. Pam Ragnoli seconded the motion. Motion Approved Unanimously.

Debbie Stretch moved to to accept the bid of \$2,545 for March Irrigation Inspection Repairs. Pam Ragnoli seconded the motion. Motion Approved Unanimously.

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Debbie Stretch discussed messages received from MSBU residents concerning golf course bike path issues, restaurant signs, a downed tree limb by Saint Kits and Bay Drive, and a sink hole repaired by county along Woodlands Drive.

Communications Report

Pam Ragnoli discussed the proposal for website redesign continues to be on track for launch in July,

Chairman & Board Member Comments

No additional comments.

Unfinished Business

Abram's Park update: Discussion that donations were continuing to come in through the Friends of Bluewater gofundme site.

Highway 20 Beautification: No additional updates. Status of project is ongoing pending COVID-19 situation.

Woodlands Drive sidewalk update: No additional updates. Status of project is ongoing pending COVID-19 situation.

Woodlands Park Shade installation update – No additional updates. Status of project is ongoing pending COVID-19 situation.

New Business

Tax Rate Resolution –

Debbie Stretch moved to approve the Tax Rate Resolution. Rich Johnson seconded the motion. Motion Approved Unanimously.

Tax Roll Certification Adoption -

Steve Boswell moved to Adopt the Tax Roll Certification consisting of 3,091 parcels with 4,825.9 total aggregate units. Debbie Stretch seconded the motion. Motion Approved Unanimously.

Discussion on foreclosure liquidity issue and tax payment deference concerns due to the COVID-19 situation.

Public comments

Mike Griffin inquired to the reason for the 5% MSBU increase. Pam Ragnoli discussed the increase was necessary to keep up with the cost of living and landscape maintenance expenses. With the landscaping needing a complete overhaul, without an influx of cash; common areas as well as property values will decline. The Redevelopment Design Master Plan received from Brightview enables the goal of attaining a revitalization of the Bluewater Bay common areas.

Adjournment

Debbie Stretch moved to adjourn meeting. Rich Johnson seconded the motion. Meeting was adjourned at 6:35pm. The next meeting is scheduled to be held on June 9th, 2020

Respectfully Submitted
for the Board of Directors,

Dan Simpson

Dan Simpson, CAM

Quality Site Assessment

General Information

Property Name: Bluewater Bay MSBU

Date: Monday, May 11, 2020

Next Inspection Date: Tuesday, June 09, 2020

Client Attendees:

Brightview Attendees: Marcus Garcia

CUSTOMER FOCUS AREA:

MAINTENANCE ITEMS:

- 1) The jasmine and plants at the tennis intersection have been pruned and detailed.
- 2) The red tips at the end of bay drive were pruned and vines removed.
- 3) The crew will be pruning back native areas along sidewalks during the month of May.
- 4) Oaklake entrance installed last year is blooming out nicely! Special thanks to the residents of Oaklake for making sure the plants received adequate water!
- 5) The native area growing along the fence across from Lakeside was cut back this past month.
- 6) The native area along the Lakeside lake was cutback.
- 7) The center island at Garden Oak was pruned.
- 8) The entrance to Bay Dr was pruned and detailed.
- 9) Plant material across from St. Lott's was pruned.
- 10) The medians along hwy 20 were detailed out.
- 11) Hwy 20 entrance beds were pruned and detailed. The seasonal color is looking phenomenal!

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:

NOTES TO OWNER/CLIENT:

Quality Site Assessment

Maintenance Items

The jasmine and plants at the tennis intersection have been pruned and detailed.



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Maintenance Items

The red tips at the end of bay drive were pruned and vines removed.



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Maintenance Items

The crew will be pruning back native areas along sidewalks during the month of May.



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Maintenance Items

Oaklake entrance installed last year is blooming out nicely! Special thanks to the residents of Oaklake for making sure the plants received adequate water!



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Quality Site Assessment

Maintenance Items

The native area growing along the fence across from Lakeside was cut back this past month.



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Maintenance Items

The native area along the Lakeside lake was cutback.



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Maintenance Items

The center island at Garden Oak was pruned.



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Maintenance Items

The entrance to Bay Dr was pruned and detailed.



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Quality Site Assessment

Maintenance Items



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Maintenance Items

Plant material across from St. Lott's was pruned.



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Maintenance Items

The medians along hwy 20 were detailed out.



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Maintenance Items

Hwy 20 entrance beds were pruned and detailed. The seasonal color is looking phenomenal!



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