

Bluewater Bay Municipal Services Benefit Unit Board of Directors Meeting | August 11, 2020

Attendees: The Board of Directors for the Bluewater Bay Municipal Services Benefit Unit held their scheduled public meeting, August 11, 2020 at 5:30 pm. Board Members present were; David Vardaman, Steve Boswell, Debbie Stretch, Pam Ragnoli. (Rich Johnson joined the meeting at 5:57pm). Also attending the meeting were; Laura Landsberger, Denise Fuller, Diane Minks, Toni High, Marty Gaylock, Marcus Garcia, Mike Griffith, Steve Duresky, Katie Stafford, Jan Reams, Chris Olson, Brian & Kathy Haugen and Rick Andujar. Also present was; Dan Simpson from Progressive Management of America.

Call to Order:

The meeting was called to order at 5:35 pm; a quorum was established with four of five members present. Rich Johnson joined the meeting at 5:57pm.

Approval of prior meeting minutes

Steve Boswell moved to approve minutes from July 14th, 2020; seconded by Pam Ragnoli.
Motion Approved by all four present.

Financial Report

Steve Boswell reported on the July financial report showing \$8.34 assessments & interest collections in June (\$352,104.10 year total) and expenses of \$29,794.49. General Fund balance of \$136,222.90 and Reserve Fund balance of \$2,027.80.

Debbie Stretch moved to approve the June financial report; Pam Ragnoli seconded the motion.
Motion Approved by all four present.

Landscape Report

Debbie Stretch discussed that during the month of June BrightView performed the routine During the month of July BrightView performed the routine summer maintenance; mowing, edging, blowing, debris removal and weed spraying throughout the property. At the beginning of the month BrightView pruned and detailed the beds throughout The Woodlands including Oakwood Circle, Samana Way, White Point entrances and both Curacao and Aruba Way. Bluewater Blvd north of Hwy 20 up to Range Rd. was be pruned and detailed along with the Hwy 20 medians, limbing up trees for traffic visibility. The native areas along the sidewalks on Bay Drive and Southwinds were knocked back and the crew also knocked down and cleaned up the native area along the Lakeside Lake.

BrightView performed two enhancements approved by the board. Soil and sod was installed along Oakmont Cir and Bluewater Blvd where washouts were beginning to undermine the road. The declining hawthorn in the four triangles on Hwy 20 were removed along with the second median in The Woodlands and pine straw was installed.

Steve Boswell moved to approve the Landscape report. Pam Ragnoli seconded the motion.
Motion Approved by all four present.

New Landscape Items – Debbie Stretch discussed proposals for the redesign of the entrance bed to The Woodlands, additional plant refreshing needed at Parkview entrance and future plans for irrigation repairs at Bay Drive and Bluewater Boulevard.

Debbie Stretch moved to approve not to exceed \$2,000 out of Common Area Enhancements to have Brightview install plants at the Woodlands entrance. Pam Ragnoli seconded the motion. Motion Approved by all four present.

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Communications Report

Discussed under unfinished business.

Chairman & Board Member Comments

No additional comments.

Rich Johnson joined the meeting.

Unfinished Business

- *Bay Drive road post proposal*- David Vardaman discussed willingness of Bluewater Bay Marina as well as an anonymous donor, to match MSBU funds toward installation of road posts along Bay Drive curve in an attempt to reduce problems with speeding vehicles.

Pam Ragnoli moved to approve not to exceed \$750 out of Signage toward road post installation on Bay Drive. Steve Boswell seconded the motion. Motion Approved unanimously.

- *Preview of New Website* – Dianne Minks presented preview of the new website and discussed further potential uses for the site. Discussion that Pam Ragnoli will continue directing the project to completion.

Rich Johnson moved to adopt the new website as official and the power to discontinue at the Communications Chair's discretion if deemed necessary. Steve Boswell seconded the motion. Motion Approved unanimously.

- *Abram's Park update*: David Vardaman discussed the progress with the park and that the issue has been added to the September County agenda for budget talks.

- *Woodlands Park Shade installation update* – David Vardaman discussed that there have been no changes and that Okaloosa County Parks continues to be on track with the process.

Management RFP update - Discussion that only one bid was received, and that the choice was to accept the received bid or to retain current management for another year. Bluewater Association Management chosen to start October 1, 2020.

New Business

No additional items.

Public comments

Discussion on Woodlands sidewalk project as well as graffiti and trash problems at the park.

Adjournment

Steve Boswell moved to adjourn meeting. Debbie Stretch seconded the motion. Meeting was adjourned at 6:54pm.

The next meeting is scheduled to be held on September 8th, 2020

Respectfully Submitted
for the Board of Directors,

Dan Simpson

Dan Simpson, CAM

Quality Site Assessment

General Information

Property Name: Bluewater Bay MSBU

Date: Tuesday, August 11, 2020

Next Inspection Date: Tuesday, September 01, 2020

Client Attendees: Debbie Stretch, Dan Simpson

Brightview Attendees: Marcus Garcia

CUSTOMER FOCUS AREA:

MAINTENANCE ITEMS:

- 1) Pruned and detailed Oakwood Cir. Medians in The Woodlands.
- 2) Removed all of the declining hawthorn from the second island in The Woodlands leaving only healthy Loropetalum.
- 3) Pruned and detailed the entrance beds to The Woodlands.
- 4) Pruned the raised planters at the intersection of Southwinds and Woodlands Dr.
- 5) In the month of August BrightView will be cutting back the Southwinds lake bank.
- 6) New sod was installed on Oakmont Circle along the roadside to repair washouts.
- 7) The Redtips at the end of Bay Dr. were pruned and detailed.
- 8) The native areas along the sidewalk on Bay Dr. were pruned back.
- 9) The native area along the Lakeside lake was knocked down and cleaned up.
- 10) The hwy 20 medians were detailed and trees were limbed up for better traffic visibility.
- 11) The Black Eyed Susan's were deadheaded at the Range RD Entrance.
- 12) The declining Hawthorn were removed in the four triangles on hwy 20.
- 13) The hwy 20 entrance beds were pruned and detailed.
- 14) Sod was installed along Bluewater Blvd across from Golf Villa to repair washouts undermining the road.

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:

- 1) Remove declining plant material and install new plants using the existing BWB plant palette.
- 2) Look at replacing Black Eyed Susan with Blue Daze

NOTES TO OWNER/CLIENT:

Quality Site Assessment

Maintenance Items

Pruned and detailed Oakwood Cir. Medians in The Woodlands.



2020-08-11

[1 / 14]

Maintenance Items

Removed all of the declining hawthorn from the second island in The Woodlands leaving only healthy Loropetalum.



2020-08-11

[2 / 14]

Maintenance Items

Pruned and detailed the entrance beds to The Woodlands.



2020-08-11

[3 / 14]

Maintenance Items

Pruned the raised planters at the intersection of Southwinds and Woodlands Dr.



2020-08-11

[4 / 14]

Quality Site Assessment

Maintenance Items

In the month of August BrightView will be cutting back the Southwinds lake bank.



[5 / 14]

Maintenance Items

New sod was installed on Oakmont Circle along the roadside to repair washouts.



[6 / 14]

Maintenance Items

The Redtips at the end of Bay Dr. were pruned and detailed.



[7 / 14]

Maintenance Items

The native areas along the sidewalk on Bay Dr. were pruned back.



[8 / 14]

Quality Site Assessment

Maintenance Items

The native area along the Lakeside lake was knocked down and cleaned up.



[9 / 14]

Maintenance Items

The hwy 20 medians were detailed and trees were limbed up for better traffic visibility.



[10 / 14]

Maintenance Items

The Black Eyed Susan's were deadheaded at the Range RD Entrance.



[11 / 14]

Maintenance Items

The declining Hawthorn were removed in the four triangles on hwy 20.



[12 / 14]

Quality Site Assessment

Maintenance Items

The hwy 20 entrance beds were pruned and detailed.



[13 / 14]

Maintenance Items

Sod was installed along Bluewater Blvd across from Golf Villa to repair washouts undermining the road.



[14 / 14]

Recommendations for Property Enhancements

Remove declining plant material and install new plants using the existing BWB plant palette.



[1 / 2]

Recommendations for Property Enhancements

Look at replacing Black Eyed Susan with Blue Daze



[2 / 2]