

1 **Bluewater Bay Municipal Services Benefit Unit**
2 **Board of Directors Meeting September 14, 2021**
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4 **Attendees:** The Board of Directors for the Bluewater Bay Municipal Services held their
5 scheduled public meeting on Tuesday September 14, 2021. Board Members present
6 were Pam Ragnoli, Debbie Stretch (via phone) and Joe Moran. Tony Burris with
7 Brightview Landscaping. Bluewater Bay Residents present were: Chris Olson, Harold
8 Tiaht, Bruce Kennedy, Clarence Landon, Karen Newmyer, Bob and Gerry Weinischke,
9 Jan Reams, Larry and Debra Anglin, Jim Stanifer and Steve Durosky. Representing
10 Management Laura Landsberger, Kathy Friesen and Denise Fuller.
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12 **Call to Order:** The meeting was called to order at 5:30 a quorum was established with 3
13 Board Members present.
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15 **Approval of Prior Meeting Minutes:**

16 Ms. Stretch motioned to Approve the August 10, 2021 minutes; seconded by Mr. Moran;
17 No further discussion; All in Favor; Motion Carries Unanimously.
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19 **Chairman Report:**

20 Ms. Ragnoli asked the audience to hold any comments to the end of the meeting to
21 ensure the Board completes all agenda items. Ms. Ragnoli stated that the management
22 contract needs to be renewed. Mr. Moran motioned to renew the management contract;
23 Ms. Stretch seconded the motion; No further discussion; All in Favor; Motion Carries
24 Unanimously.
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26 Ms. Ragnoli read the MSBU mission statement and addressed what the MSBU Board
27 has authority to do and not to do. "The mission of the Bluewater Bay MSBU is to
28 preserve and enhance the quality of life of its residents, to preserve and enhance
29 property values along with the natural environment, and to manage MSBU's mission in a
30 cost-effective manner." The biggest concern residents seem to have right now is water
31 and drainage issues due to new development. Ms. Ragnoli stated that the MSBU Board
32 does not have any control or authority over development. She stressed that owners
33 should voice their concerns at the next County Commissioners meeting.
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35 Ms. Ragnoli stated that the County informed us that all bids are to be handled by their
36 Purchasing department. The MSBU Board will hold a workshop prior to next month's
37 Board meeting to determine which RFPs to focus on.
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39 **Financial Report:**

40 Ms. Landsberger presented the August Expenditure Status Report that was provided by
41 the County. The Winged Foot sidewalk project is still listed on the financials even
42 though it's a completed project. The funds listed in this line item are actually for hazard
43 mitigation. The County will change the name of this line item to hazard mitigation.

44 Ms. Landsberger also stated that the Board approved transferring money out of long
45 term reserves at the last meeting. This is on hold until it's presented to the County
46 Commissioner's Board. The County Commissioners Board has to first approve any
47 money transfers from reserves.

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49 Ms. Stretch motioned to approve the financials as presented; Mr. Moran seconded; No
50 discussion; All in Favor; the Motion Carries Unanimously.

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52 **Landscape Report:**

53 Ms. Stretch stated that during the month of August, BrightView preformed the routine
54 maintenance including: Mowing, blowing, removal of leaf debris and removal of dead
55 branches.

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The following tasks were also completed:

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- Hwy 20 medians were weeded and sprayed to control weed growth
- Service of planters on Bay Drive including Spraying and removing weeds
- Woodlands drive South West and South East beds were serviced
- Millers Run hedge service was completed along with the hedge directly
60 across the street
- Woodlands area pruning was completed – excluding the North sign
- Damaged Bay drive plastic posts were removed
- Indian Hawthorne blocking Bluewater Blvd sign at Range Road was
65 removed
- Several broken limbs were removed from the Pear trees down Blue Water
66 Blvd.

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The following tasks are scheduled to be performed in the month of September:

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- North Woodland Sign area will have several plants and limbs removed
70 along with cleaning the area around the block wall
- Several limbs along Oakmont will be cut and removed
- All areas will continue to be sprayed for weeds.
- Removal of the remaining plant material in front of the sign at the Range
73 Road
- The irrigation controller at the Bay Drive entrance will be replaced
- Flowers in the Bay Drive Beds will have to be replaced after the irrigation
76 is fixed
- Hwy 20 sidewalk between Bluewater Blvd and Bay drive will be sprayed
77 for weeds
- Several downed trees that are in the grass areas will be removed

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82 Ms. Stretch motioned to accept landscape report with one change, to change scheduled
83 tasks to be performed in September, not August; Seconded by Mr. Moran; No
84 Discussion; All in Favor; Motion Carries Unanimously.

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86 **New Landscape Items:**

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88 Ms. Stretch stated that Jerry Zivian wants to place directional signs out for golfers due to
89 the development on Bay 1. He's requesting that the landscape company move the signs
90 prior to mowing and put back after mowing. Mr. Burris stated that was not a problem.

91 Ms. Stretch brought up the lake course development. She talked with Mel Ponder about
92 the grant. The first fix will be on the Turnberry side. Ms. Stretch encouraged everyone
93 to talk to Mr. Ponder about the drainage issues. Ms. Stretch will invite Mr. Ponder to
94 speak at the next MSBU Board meeting.

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96 Ms. Landsberger reported on the landscaping RFP process and results. The County
97 sent out bid requests and forwarded the returned bids to Bluewater Association
98 Management. The three companies that submitted bids were: Rotolo Consultants, Inc,
99 Landscape Workshop of Alabama, LLC and Brightview Landscape Services, Inc. Each
100 MSBU Board member filled out a rating form based on: Skill and Experience, considers
101 longevity of company, size and type of license; Capacity to Perform, adequacy of
102 equipment and manpower; Content of Proposal, demonstration of ability to understand
103 the requirements of the RFP and align the bid, especially the cost segment, with those
104 requirements; Met Requirements and Specifications, general company environment, e.g.
105 conflicts of interest, drug free environment and manpower availability; Insurance
106 Requirements, company provided documentation of insurance required and specified in
107 RFP; Past Performance and Cost Evaluation, references and current commercial client
108 assessments.

109 Based on the rating system, Landscape Workshop totaled 158 points, Rotolo
110 Consultants totaled 160 points and Brightview totaled 196 points. As a result, Brightview
111 had the highest number of points and won the bid. Ms. Stretch motioned to continue
112 using Brightview; Mr. Moran seconded; No further discussion; All in Favor; Motion
113 Carries Unanimously.

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115 **Communications Report: None**

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117 **Unfinished Business: None**

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119 **Management Report:**

120 Ms. Landsberger stated that several emails have come in from the MSBU website
121 asking about water mitigation and development. The funds for the water mitigation was
122 approved back in 2018. Only phase one has been completed to date. The County keeps
123 scaling down because the bids have been so high. The County would need to increase
124 the budget in order to stop delays. Additional development of the area can't continue
125 until the water mitigation project is completed. Chris Olson stated that he would like Mel
126 Ponder to visit the area and see firsthand the drainage issues. It's important that the
127 original SOP is adhered to. Mr. Olson will speak at the next County Commissioners
128 meeting in October to request them to address the drainage issues.

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130 **New Business:**

131 The Board currently has two open seats, Finance Chair and Communication Chair.
132 Jeffery Rocque and Steve Boswell submitted applications, however were not present at
133 tonight's Board meeting. Ms. Landsberger will reach out to both candidates to see if
134 they will be attending the October meeting.

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139 **Public comments:**

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141 An owner expressed his concern on the lack of traffic control on Bay Drive and
142 Bluewater Blvd. Ms. Landsberger encouraged anyone witnessing speeding or any other
143 unsafe driving behavior to reach out to the Sheriff's department. The more calls they
144 receive the more they will come out.

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146 **Adjournment:** Mr. Moran motioned to adjourn at 6:27; Ms. Stretch seconded; No
147 Discussion; All in Favor; Motion Carries Unanimously. Next Scheduled meeting is
148 October 12, 2021 at 5:30PM at the Crosspoint Church in Bluewater Bay. A workshop will
149 take place at 4:30pm prior to the Board meeting.

APPROVED