

1 **Bluewater Bay Municipal Services Benefit Unit**
2 **Board of Directors Meeting October 12, 2021**
3

4 **Attendees:** The Board of Directors for the Bluewater Bay Municipal Services held their
5 scheduled public meeting on Tuesday October 12, 2021. Board Members present were
6 Pam Ragnoli, Debbie Stretch and Joe Moran. Tony Burris with Brightview Landscaping.
7 Bluewater Bay Residents present were: Chris Olson, Jeff Rocque, Pat Fralix, Dan
8 Dgose, Betty Severino, Louise Kauwzinger, Jan Reams, Rick Andujar, Matt
9 Higginbotham, Patty Mixon, Stone Mixon and Thomas Dwyer. Representing
10 Management Laura Landsberger, Kathy Friesen and Denise Fuller.
11

12 **Call to Order:** The meeting was called to order at 5:30 a quorum was established with 3
13 Board Members present.
14

15 **Approval of Prior Meeting Minutes:**

16 Ms. Stretch motioned to Approve the September 14, 2021 minutes; seconded by Mr.
17 Moran; No further discussion; All in Favor; Motion Carries Unanimously.
18

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 Board
22 currently has two vacancies. Jeff Rocque is now the Communications director and
23 Steve Bosewell is the new Financial director.
24

25 **Financial Report:**

26 Ms. Landsberger presented the September Expenditure Status Report that was provided
27 by the County. Ms. Landsberger mentioned that several transfers were made between
28 account line items to remove negative balances. Also, that the County's Purchasing
29 department have changed several procedures. This has resulted in invoices not being
30 paid in a timely manner.
31

32 Ms. Stretch motioned to approve the financials as presented; Mr. Moran seconded; No
33 discussion; All in Favor; the Motion Carries Unanimously.
34

35 **Landscape Report:**

36 Ms. Stretch stated that during the month of September, BrightView preformed the
37 routine maintenance including: Mowing, blowing, removal of leaf debris and removal of
38 dead branches.

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40 including: Mowing, blowing, removal of leaf debris and removal of dead branches.

41 The following tasks were also completed:

- 42 • Hwy 20 medians Sidewalk was weeded and sprayed to control future
43 growth
- 44 • The area along the Hwy 20 sidewalk was cut back and sprayed

- 45 • One of the large hollies and several tree branches were removed from the
- 46 North Woodlands Sign
- 47 • As a result of the storms, an extremely high amount of debris was
- 48 removed over the last two weeks.
- 49 • Remainder of the plant material blocking Bluewater Blvd sign at Range
- 50 Road was removed
- 51 • Several downed trees that were in the grass areas were removed
- 52 • Multiple limbs along Oakmont were removed and or cutback
- 53 • The irrigation controller at the Bay Drive entrance was replaced
- 54 • Range Road frontage across from the school was serviced.

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

- 56 • North Woodland Sign will have the remaining holly removed for better
- 57 visibility.
- 58 • All areas will continue to be sprayed for weeds.
- 59 • Service of the nature trail will begin
- 60 • The Fall flower planting will begin
- 61 • The flower beds will have additional soil and fertilizers added before the
- 62 Fall planting.
- 63 • The Bay Drive and Range Road sign area will have irrigation added to
- 64 support a flower bed and be planted with Fall flowers.

65 Ms. Stretch motioned to accept landscape report as presented; Seconded by Mr. Moran;
66 No Discussion; All in Favor; Motion Carries Unanimously.

67

68 **New Landscape Items:**

69

70 Ms. Stretch stated that the Board had a very productive workshop and were able to
71 prioritize upcoming projects.

72

73 Ms. Stretch motioned to approve the purchase of a three horse sub pump on Bay Drive
74 for \$3,375; Seconded by Mr. Moran; No Discussion; All in Favor; Motion Carries
75 Unanimously.

76 Ms. Stretch motioned to approve the installation and wiring of the three horse sub pump
77 at a cost of \$1,755; Seconded by Mr. Moran; No Discussion; All in Favor; Motion Carries
78 Unanimously.

79 Ms. Stretch motioned to approve the purchase, installation and wiring of a 1.5 horse sub
80 pump for \$2,970; Seconded by Mr. Moran; No Discussion; All in Favor; Motion Carries
81 Unanimously.

82 Ms. Stretch motioned to approve any necessary repairs to the pumps for broken pipes
83 and valves not to exceed \$2,000.00; Seconded by Mr. Moran; No Discussion; All in
84 Favor; Motion Carries Unanimously.

85 Ms. Stretch motioned to approve the Bay Drive at highway 20 area cleanup phase one
86 for \$2,600 to include: N.W. corner behind Bluewater Bay wall/sign; kick back vegetation
87 to fence line; Bay Drive, both sides, from Bluewater Bay stucco signs down to Garden
88 Oak Way (end of roadside planted landscaping); kick back, elevate, all growing out over

89 and into the planted landscaping bordering Bay Drive; Seconded by Mr. Moran; No
90 Discussion; All in Favor; Motion Carries Unanimously.
91 Ms. Stretch motioned to approve the Bay Drive at highway 20 area cleanup phase 2 for
92 \$2,600 to include: elevating necessary low limbs/trees for clearance; create a
93 space/gap/etc. between natural area vegetation and landscaping vegetation; vine
94 mitigation; Seconded by Mr. Moran; No Discussion; All in Favor; Motion Carries
95 Unanimously.
96 Ms. Stretch motioned to approve the Bluewater Blvd. Circle area cleanup phase 1 for
97 \$2,925 to include: from white and blue BWB roadside sign, through round-a-bout, down
98 25mph sign; mirror these specs on opposite side of Bluewater Blvd. (street lights);
99 Southwind Dr. from round-a-bout, down Southwind to street lights approximate end of
100 center median bordering above listed roads; Seconded by Mr. Moran; No Discussion; All
101 in Favor; Motion Carries Unanimously.
102 Ms. Stretch motioned to approve Bluewater Blvd. circle area cleanup phase two for
103 \$2,925 to include: elevating necessary low limbs/trees for clearance; create a
104 space/gap/etc..between natural area vegetation and landscaped vegetation; vine
105 mitigation; Seconded by Mr. Moran; No Discussion; All in Favor; Motion Carries
106 Unanimously.
107 Ms. Stretch motioned to approve raised beds and irrigation not to exceed \$2,700 to
108 include:
109 St. Kits #1 & #2
110 • North Side – Can be added to the Bay Drive entry pump – NTE \$1,500.00
111 • South Side – Can be added to the lakeside pump – NTE \$600.00
112 Jamaica Way #3 & #4
113 • North and South – Already covered by the Lakeside pump
114 St. Andrews #4 & #5
115 • North and South – Already covered by the Lakeside pump
116 Bermuda #7 & #8
117 • North and South – Can be added to the Lakeside Pump – NTE \$600.00
118 Prestwick #8 & #9
119 • North and South – Already covered by the Lakeside pump
120 Lakeside pump would need to be fixed first.
121 Seconded by Mr. Moran; No Discussion; All in Favor; Motion Carries Unanimously.
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123 **Communications Report: None**

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125 **Unfinished Business: None**

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127 **Management Report:**

128 Ms. Landsberger stated that she received a request from an owner to change the street
129 light to a led light at Bay Drive and St. Andrews.

130 Ms. Stretch motioned to replace the street light at Bay Drive and St. Andrews to an led
131 light; Seconded by Mr. Moran; No Discussion; All in Favor; Motion Carries Unanimously.

132 Ms. Landsberger reported that Ms. Stretch, Tony Burris and herself accompanied Mel
133 Ponder on a tour of Bluewater. The purpose of the tour was to show Mr. Ponder the
134 current water issues and express the need for the completion of the water mitigation
135 project prior to any future development. Ms. Landsberger expressed everyone's

136 frustration on the Woodland's sidewalk project that was approved in 2012. The
137 following day the County communicated that this project will be completed this fiscal
138 year. Ms. Landsberger also stated that Mr. Ponder would like to hold a town hall meeting
139 with Bluewater Bay residents to discuss water mitigation.

140 Ms. Landsberger mentioned that she received an email from an owner encouraging
141 owners to attend the County Commissioner's meeting that's scheduled for this Thursday
142 at 5pm. Also, an email was received from the Bluewater Bay Garden Club stating that
143 they can no longer maintain the Native Plant Trail.

144

145 **New Business:**

146 Ms. Ragnoli stated that the Board currently has two vacancies. Jeff Rocque is now the
147 Communications director and Steve Bosewell is the new Financial director.

148

149 **Public comments:**

150 Betty Severino asked on behalf of the Bluewater Bay Garden Club who will be
151 maintaining the native plant trail since they are no longer able to. Tony Burris with
152 Brightview stated that it's been added to their service area to maintain. Service does not
153 include watering since irrigation is not present. Ms. Severino stated that in the past
154 wood chips were provided to the club from donations (not from MSBU) and would like to
155 see this continue. It was suggested that she link up with Friends of Bluewater for
156 donations.

157 Tom Dwyer stated that trees need to be trimmed back at the corner of Bluewater Blvd.
158 and Fairway Lakes. Also, that there are three homes in Chantilly Circle that backyards
159 are flooding due to a collapsed culvert. It was suggested that he email Mel Ponder the
160 pictures of the damage and to Chris Olson who will be attending the upcoming County
161 Commissioners meeting.

162

163 **Adjournment:** Ms. Stretch motioned to adjourn at 6:30pm; Mr. Moran seconded; No
164 Discussion; All in Favor; Motion Carries Unanimously. Next Scheduled meeting is
165 November 9, 2021 at 5:30PM at the Crosspoint Church in Bluewater Bay.