

1 **Bluewater Bay Municipal Services Benefit Unit**  
2 **Board of Directors Meeting January 11, 2022**  
3

4 **Attendees:** The Board of Directors for the Bluewater Bay Municipal Services held their  
5 scheduled public meeting on Tuesday January 11, 2022. Board Members present were,  
6 Debbie Stretch (acting chairman), Jeff Rocque and Steve Boswell. Pam Ragnoli and Joe  
7 Moran were not present. Tony Burris with Brightview Landscaping was present.  
8 Bluewater Bay Residents present were: Chris Olson, Jan Reams, Rick Andiyor, Don  
9 and Marilyn Norse, Steve Durosky and David Paiz. Representing Management Laura  
10 Landsberger, Kathy Friesen and Denise Fuller.  
11

12 **Call to Order:** The meeting was called to order at 5:36 a quorum was established with 3  
13 out of 5 Board Members present. Ms. Landsberger announced that Joe Moran resigned  
14 from the Board today due to work obligations.  
15

16 **Approval of Prior Meeting Minutes:**

17 Mr. Boswell motioned to Approve the November 9, 2021 minutes; seconded by Mr.  
18 Rocque; No further discussion; All in Favor; Motion Carries Unanimously.  
19

20 **Chairman Report:** None  
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22 **Financial Report:**

23 Mr. Boswell presented the December Expenditure Status Report that was provided by  
24 the County.  
25

26 Mr. Boswell motioned to approve the financials as presented; Mr. Rocque seconded; No  
27 discussion; All in Favor; the Motion Carries Unanimously.  
28

29 **Landscape Report:**

30 During the month of December, Brightview preformed the routine maintenance  
31 including: Mowing, blowing, removal of leaf debris and removal of dead branches.

32 The following tasks were also completed:

- 33 • Storm debris were removed throughout the property
- 34 • Winter cutbacks have begun and will continue across the whole property
- 35 • The Nature Trail was trimmed, ground debris were removed, and the trail  
36 was blown off
- 37 • Hwy 20 medians flax and grasses have been cutback for the winter
- 38 • The 2<sup>nd</sup> ring of the traffic circle was pruned down

39 The following tasks are scheduled to be performed in the month of Jan 2022:

- 40 • Hwy 20 medians will be serviced in mid to late Jan
- 41 • Azaleas at the Rang road and Bluewater Blvd intersection will be cut back
- 42 • Hwy 20 sidewalks will be sprayed for weeds

- 43                   • The monthly service of the nature trail will be scheduled for the second  
44                   half of Jan.  
45                   • The sidewalk area by the school will be serviced weekly  
46                   • Miller’s run Ligustrum hedge will be pruned in late Jan or early Feb  
47                   • Palms in the median on Bluewater Blvd at Parkwood place will be pruned  
48                   down for improved sight

49 Mr. Boswell motioned to accept landscape report as presented; Seconded by Mr.  
50 Rocque; No Discussion; All in Favor; Motion Carries Unanimously.

51

52 **New Landscape Items: None**

53

54 **Communications Report:**

55 Mr. Rocque stated that the Bay Beacon published its last issue in December. He  
56 suggested that the MSBU website be utilized as much as possible to keep the public  
57 informed.

58

59 **Unfinished Business:**

60

61 **Discussion/Decision on Standard Operating Procedures:**

62 The SOP is needed to ensure that Board members are aware and adhere to the  
63 procedures. Mr. Boswell motioned to approve the current SOP; seconded by Mr.  
64 Rocque; No discussion; the Motion Caries Unanimously.

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66 **Appoint Officers:**

67 Mr. Boswell motioned to keep the same Board positions as last year; Mr. Rocque  
68 seconded; No discussion; All in Favor; the Motion Carries Unanimously.

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70 **New Business:**

71 Ms. Landsberger stated that she received an owner complaint that the street sign at  
72 Whitewood Way and Woodlands Drive was run over. Mr. Boswell motioned to replace  
73 the street sign not to exceed \$325; Mr. Rocque seconded; No discussion; All in Favor;  
74 the Motion Carries Unanimously.

75 Ms. Landsberger thanked whoever repaired the median rock wall at the intersection of  
76 Bluewater Blvd and Bay Drive.

77 .

78 **Public comments:**

79 Justin Lamere stated that he established Preserve Bluewater Bay LLC. The purpose of  
80 this organization is to preserve the remaining green space in Bluewater Bay. He’s  
81 raising money for the community to purchase the green space from Bluewater  
82 Development. Ms. Landsberger suggested that he utilize the MSBU website and  
83 Sunbiz.org to obtain contact information for the homeowner associations in Bluewater.  
84

85 **Adjournment:** Mr. Boswell motioned to adjourn at 6:03pm; Mr. Rocque seconded;  
86 No Discussion; All in Favor; Motion Carries Unanimously. Next Scheduled meeting is  
87 February 8, 2022.