

1 **Bluewater Bay Municipal Services Benefit Unit**  
2 **Board of Directors Meeting April 12, 2022**  
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4 **Attendees:** The Board of Directors for the Bluewater Bay Municipal Services held their  
5 scheduled public meeting on Tuesday April 12, 2022. Board Members present were,  
6 Pam Ragnoli, Jeffrey Rocque, Steve Boswell and Mathew Higginbotham. Debbie  
7 Stretch was not present. Tony Burris with Brightview Landscaping was present.  
8 Bluewater Bay Residents present were: Chris Olson, Jan Reams, Rick Andiyor, Toni  
9 High and Sara Helen Lowe. Representing Management Laura Landsberger, Kathy  
10 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 4  
13 Board Members present.

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15 **Approval of Prior Meeting Minutes:**

16 Mr. Boswell motioned to Approve the March 8, 2022 minutes as written; seconded by  
17 Mr. Rocque; No further discussion; All in Favor; Motion Carries Unanimously.

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19 **Chairman Report:**

20 Ms. Ragnoli asked Ms. Landsberger to order new flags for the roundabout on Bluewater  
21 Blvd in lieu of any damages from the upcoming hurricane season. Ms. Ragnoli stated  
22 that she is currently in charge of taking down and raising the flags for special events.  
23 This is a volunteer position and she encourages anyone interested to notify her. Parking  
24 on the grass by Turnberry Way has become an issue. Ms. Landsberger will contact the  
25 County to order a no parking sign and see if the County can make an additional bus  
26 stop.

27  
28 **Financial Report:**

29 Mr. Boswell presented the March Expenditure Status Report that was provided by the  
30 County. To date only 17.53% of the budget has been spent.

31  
32 Mr. Boswell motioned to approve the financials as presented; Mr. Higginbotham  
33 seconded; No discussion; All in Favor; the Motion Carries Unanimously.

34  
35 **Landscape Report:**

36 Ms. Landsberger presented the landscaping report on behalf of Debbie Stretch. During  
37 the month of March 2022, Brightview performed the routine maintenance including  
38 Mowing, blowing, removal of leaf debris and removal of dead branches.

39 The following tasks were also completed:

- 40
- 41 • The Nature Trail was trimmed, ground debris were removed, and the trail  
42 was blown off
  - 43 • Hwy 20 medians (currently included in the contract) were serviced
  - Hwy 20 sidewalks were sprayed for weeds

- 44 • Bay Drive pumps were replaced and Brightview is working to make
- 45 repairs throughout those systems.
- 46 • All flower beds have been planted with the Spring color.
- 47 • Irrigation at the Bay Drive entrance was repaired.
- 48 • HWY 20 medians (recently added) were sprayed for weeds and will need
- 49 to be sprayed several more times to kill the existing weeds.
- 50 • Cutbacks of the Bay drive entrance and Bluewater Blvd. circle area were
- 51 completed.
- 52 • The irrigation along the Ingress of the Southern Hwy 20 Bluewater Blvd
- 53 entrance was repaired.
- 54 • New Crepe myrtles on HWY 20 medians were fertilized

55 The following tasks are scheduled to be performed in the month of April 2022:

- 56 • The monthly service of the nature trail will be scheduled for the second
- 57 half of April
- 58 • Hwy 20 Hawthorn will be pruned
- 59 • Servicing of the pond edge (southwinds)
- 60 • Miller's Run beds will be serviced for vines
- 61 • The sidewalk area by the school will be serviced weekly. This is not in
- 62 the scope of the Brightview's contract. This is a County responsibility.
- 63 • New Crepes on Hwy 20 will be watered as needed.

64 Mr. Boswell motioned to accept landscape report as presented; Seconded by Ms.  
65 Ragnoli; All in Favor; Motion Carries Unanimously.

66

67 **New Landscape Items:**

68 Ms. Ragnoli read Ms. Stretch's suggestion to approve an RFP for new monument signs  
69 at the main entrance, both sides of the street to be painted on the top and a brick facing  
70 on the bottom, The words Bluewater Bay to be in script with dark letters. Would like  
71 them to match the Parkwood and Southwind entrances, For the signs at Whitepoint, Bay  
72 Drive and Bluewater Blvd and Range Road. For the lower monument signs painted to  
73 match the main entrance signs and then the same script for the words Bluewater Bay.

74 Mr. Boswell motioned to approve an RFP for the stated purpose; Seconded by Mr.  
75 Rocque. No discussion; All in Favor; the Motion Carries Unanimously.

76

77 Ms. Ragnoli stated that the curbs at the main entrances need to be power washed. Mr.  
78 Boswell motioned to obtain an RFP for power washing curbing from the entrance at  
79 Bluewater Blvd, the triangles and the circle. Bay drive at the entrance and White Point  
80 and Woodlands entrances; Seconded by Mr. Higginbotham; All in Favor; Motion Carries  
81 Unanimously

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83 **Communications Report: None**

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85 **Unfinished Business: None**

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88 **New Business:**

89 Ms. Landsberger stated that the 2022-2023 budget needs to be approved by the Board  
90 at the May 10<sup>th</sup> meeting. A budget workshop will take place at 4:30pm on May 10<sup>th</sup> prior  
91 to the Board meeting. Ms. Landsberger also stated that the tax roll certification is due.  
92 The unit numbers were verified by her office and used to create the new budget.

93

94 **Public comments:**

95 Chris Olson asked about the rate assessment. Ms. Ragnoli stated that this will be  
96 discussed at next month's meeting.

97 Sara Helen Lowe stated that several owners at Millers Run will be replacing their fences  
98 that back onto MSBU property. She asked whose responsible for irrigation and  
99 landscaping damages by the fencing company to MSBU property. Mr. Burris will identify  
100 and mark where the sprinkler heads are to hopefully deter any damages. Ms.  
101 Landsberger will ask the County about who is responsible for damages. Ms. Lowe  
102 stated that one of her neighbors has a tree on MSBU property that needs to come down.  
103 Ms. Landsberger stated that the owner just needs to inform her so she can contact the  
104 County for tree removal. Another neighbor would like to cut down a couple of pine trees  
105 behind her yard. The neighbor will need to contact the County.

106

107 **Adjournment:** Mr. Boswell motioned to adjourn at 6:07 pm; Mr. Rocque seconded;  
108 No Discussion; All in Favor; Motion Carries Unanimously. Next Scheduled meeting is  
109 May 10, 2022.

APPROVED