

1 **Bluewater Bay Municipal Services Benefit Unit**
2 **Board of Directors Meeting June 14, 2022**
3

4 **Attendees:** The Board of Directors for the Bluewater Bay Municipal Services held their
5 scheduled public meeting on Tuesday June 14, 2022. Board Members present were,
6 Pam Ragnoli, Debbie Stretch and Mathew Higginbotham. Absent were Jeffrey Rocque
7 and Steve Boswell. Tony Burris with Brightview Landscaping was present. Bluewater
8 Bay Residents present were: Jan Reams, Rick Andiyor, Laurel and Rick Greszler, Marc
9 and Caroll Tarter and Robin Waller. Representing Management Laura Landsberger,
10 Kathy Friesen and Denise Fuller.
11

12 **Call to Order:** The meeting was called to order at 5:33 a quorum was established with
13 three Board Members present.
14

15 **Approval of Prior Meeting Minutes:**

16 Ms. Stretch motioned to Approve the May 10, 2022 minutes with mentioned changes;
17 seconded by Mr. Higginbotham; No further discussion; All in Favor; Motion Carries
18 Unanimously.
19

20 **Chairman Report:**

21 Ms. Ragnoli stated that volunteers are still needed to lower and raise the American flag
22 periodically.

23 Ms. Ragnoli addressed an email that an owner sent to the MSBU about golf carts
24 speeding and driving in the pedestrian right of way. Ms. Ragnoli stated that the Sherriff's
25 department should be called for any speeding concerns. She also reminded everyone
26 that you have to be at least fourteen years old to drive a golf cart and golf carts need to
27 stay off of the sidewalks.
28

29 **Financial Report:**

30 Ms. Landsberger presented the May Expenditure Status Report that was provided by the
31 County. To date only 33.05% of the budget has been spent.
32

33 Ms. Stretch motioned to approve the financials as presented; Mr.Higginbotham
34 seconded; No discussion; All in Favor; the Motion Carries Unanimously.
35

36 **Landscape Report:**

37 During the month of May 2022, Brightview preformed the routine maintenance including
38 Mowing, blowing, removal of leaf debris and removal of dead branches.

39 The following tasks were also completed:

- 40 • All Sidewalks down Bay and Bluewater Blvd along with several other
- 41 areas were cutback
- 42 • White Point road edge was serviced
- 43 • The Pesticide application for Mole Crickets was applied to the turf areas
- 44 • Pre-emergent herbicides were applied to the turf areas

- 45 • Hwy 20 beds past Range road were sprayed for weeds.
- 46 • Main entrance yaupon holly were pruned
- 47 • Range road Jasmine beds were pruned
- 48 • 2 corner beds on Oakmont were cleaned
- 49 • 4 beds on Southwind were cleaned

- 50 • New Crepe myrtles on HWY 20 medians were watered
- 51 • The Nature Trail was trimmed, ground debris were removed, and the trail
- 52 was blown off
- 53 • Miller's Run beds service was finished

54

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

- 56 • The monthly service of the nature trail will be scheduled for the second
- 57 half of June
- 58 • The sidewalk area by the school will be serviced weekly
- 59 • The Sidewalk across from Abram's park will be cutback
- 60 • Flax in the circle will be replaced under warrantee
- 61 • Service of both Woodlands' entrances
- 62 • Removal of dead tree behind the Range Road Timer
- 63 • Canterbury entrance clean/up and irrigation check to prep for new plants.

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

66

67 **New Landscape Items:**

68 Mr. Burriss presented the Brightview storm cleanup program. The purpose of this
69 program is to clear infrastructure and access after a named hurricane. There is no
70 upfront cost for participating, it just allows Brightview corporate to allocate the necessary
71 resources after a hurricane.

72 Ms. Stretch motioned to accept Brightview's storm cleanup program not to exceed
73 \$5,000; seconded by Mr. Higginbotham; All in Favor; Motion Carries Unanimously.

74

75 Ms. Stretch motioned to accept Brightview's proposal to remove the declining hawthorn
76 and crepe myrtles at the Bluewater Bay main entry for the amount of \$1,220.17.;
77 Seconded by Mr. Higginbotham; All in Favor; Motion Carries Unanimously.

78

79 **Communications Report:**

80 Mr. Higginbotham reported that he attended the last Planning Commission meeting. The
81 Commission passed to rezone holes 4-8 from golf to residential. He also stated that he
82 presented Bluewater United Foundation's mission on behalf of Joe Testa.

83

84 **Unfinished Business:**

85 Ms. Landsberger reported that Chelco has the new light on their schedule for Bay and
86 Prestwick. However, they are running a few months behind. The light that is on
87 Wingfoot and Sunnydale does not belong to MSBU. Owners will need to contact Chelco

88 directly. Ms. Landsberger stated that vendors have not responded to the monument
89 RFP. She will reach out to additional vendors. Pressure washing was approved at the
90 last board meeting and is scheduled to happen the second week of July.

91

92 **New Business:**

93 Ms. Landsberger stated that Crosspoint informed us that the General Election will be
94 held in their building on November 8, 2022 and therefore cannot host the MSBU
95 meeting. It was agreed to move the meeting to November 15, 2022.

96

97 **Public comments:**

98 Laurel Greszler introduced herself and her husband. They asked about suggestions on
99 how to improve their pond on Bermuda Way. The pond does not fall under MSBU so
100 suggestions were made to contact Bluewater United or Friends of Bluewater.

101

102 Marc Tarter asked about the feasibility of adding a side walk along Bay Drive. Ms.
103 Landsberger mentioned that we are still waiting for the County to start the Woodlands
104 sidewalk that was approved in 2012. It was suggested that he contact the County or
105 Commissioner Mel Ponder.

106

107 Rick Andujar followed up about a fallen tree. Ms. Landsberger stated that it's on the
108 contractor's schedule.

109

110 Mr. Higginbotham mentioned that he's witnessed speeding along Bay Drive. He plans
111 on discussing the issue with the County.

112

113 Joe Testa asked if he could present Bluewater United's mission at the next board
114 meeting. The board agreed to allow 10 minutes during public comments.

115

116 **Adjournment:** Ms. Stretch motioned to adjourn at 6:28 pm; Mr. Higginbotham
117 seconded; No Discussion; All in Favor; Motion Carries Unanimously. Next Scheduled
118 meeting is July 12, 2022.