

1 **Bluewater Bay Municipal Services Benefit Unit**  
2 **Board of Directors Meeting August 9, 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 August 9, 2022. Board Members present were,  
6 Pam Ragnoli, Debbie Stretch, Mathew Higginbotham, Jeffrey Rocque, and Steve  
7 Boswell. Tony Burris with Brightview Landscaping was not present. Bluewater Bay  
8 Residents present were: Mary Ellen McDonald, Bob and Gerry Weinischke, Chris Olson  
9 and Joe and Linda Testa. Representing Management Laura Landsberger, Kathy Friesen  
10 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  
13 all Board Members present.

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15 **Approval of Prior Meeting Minutes:**

16 Mr. Boswell motioned to Approve the July 12, 2022 minutes; seconded by Ms. Stretch;  
17 No further discussion; All in Favor; Motion Carries Unanimously.

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19 **Chairman Report:** NA

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21 **Financial Report:**

22 Mr. Boswell presented the July Expenditure Status Report that was provided by the  
23 County. To date only 39.55% of the budget has been spent.

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25 Ms. Stretch motioned to approve the financials as presented; Mr. Rocque seconded; No  
26 discussion; All in Favor; the Motion Carries Unanimously.

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28 **Landscape Report:**

29 During the month of July 2022, Brightview performed the routine maintenance including  
30 Mowing, blowing, removal of leaf debris and removal of dead branches.

31 The following tasks were also completed:

- 32 • Hwy 20 beds past Range road were sprayed for weeds (Done Monthly)
- 33 • Miller's Run Hedge prune
- 34 • Removal of dead tree behind the Range Road Timer
- 35 • Removal of declining hawthorn from main entrances

36 The following tasks are scheduled to be performed in the month of August 2022:

- 37 • Mid-Summer cutbacks of the nature trail will be performed
- 38 • The sidewalk area by the school will be serviced weekly
- 39 • Woodlands Loropetalum prune (carry over)
- 40 • White Point Road – Mowed and sidewalk sprayed
- 41 • Clean-up and service of both Woodlands entrances

42 Ms. Landsberger reported that the pine straw has blown away and the grass has died in  
43 the medians along highway 20. Brightview will offer recommendations on how to  
44 improve the appearance of the medians.

45  
46 Ms. Stretch motioned to accept the landscape report as presented; Seconded by Mr.  
47 Rocque; All in Favor; Motion Carries Unanimously.

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49 **New Landscape Items:**

50 Ms. Stretch presented two options for the Bluewater Bay monument signs.

51 Mr. Boswell motioned that the board consider the two monument options presented as  
52 their options moving forward; Ms. Stretch seconded; Discussion, Ms. Landsberger will  
53 ask the sign company to change the lettering on the signs to a darker color and to use  
54 stone instead of brick; All in Favor; the Motion Carries Unanimously.

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56 Ms. Stretch motioned to table the monument signs discussion until the next board  
57 meeting; Mr. Higginbotham seconded; No discussion; All in Favor; the Motion Carries  
58 Unanimously.

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60 **Communications Report:**

61 Mr. Rocque reported that the Mid Bay News published an article titled 'Storm water  
62 Might Drown Bluewater Bay'. The article focused on what's working and not working in  
63 Bluewater Bay. Ms. Ragnoli stated that MSBU does not have anything to do with storm  
64 water. Ms. Landsberger stated that she's working with the County to schedule a town  
65 hall meeting for next month. These concerns can be directed to the County officials at  
66 this meeting.

67

68 **Unfinished Business:**

69 Ms. Landsberger reported that the pressure washing at the entrances is completed. A  
70 car hit the railing along the sidewalk off of Bay drive by West lake. This is a safety issue  
71 and needs to be replaced. Ms. Landsberger will call Scott Bitterman with the county to  
72 see if the county will replace it.

73 Ms. Landsberger stated she discussed placing no parking signs at the bus stop located  
74 at Southwind and Saint Andrews Cove North. Mr. Bitterman stated that people are  
75 allowed to park as long as their vehicles aren't shut off.

76 Ms. Landsberger asked Chris Olson about placement of the benches that Friends of  
77 Bluewater is putting in Bluewater Bay. MSBU is not responsible for the benches.

78 Ms. Landsberger reported that she spoke with Mel Ponder about holding a town hall  
79 meeting to help answer questions concerning MSBU and County responsibilities for  
80 Bluewater Bay. She suggested holding it on September 13<sup>th</sup> after the MSBU meeting.

81 Mr. Boswell motioned to host the town hall meeting and to schedule the MSBU meeting  
82 for 5pm and the town hall meeting at 5:30pm; Ms. Stretch seconded the motion; No  
83 discussion; All in Favor; the Motion Carries Unanimously.

84 Mr. Boswell asked if the shed that was built in the front yard of a house on Antiqua Way  
85 is allowed. It was determined that the house is part of Caribbean Village which does  
86 not have an HOA and to contact the County.

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90 **New Business:** NA

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93 **Public comments:**

94 Joe Testa suggested the board ask for community input on the monument signs. He  
95 stated that Bluewater United would be happy to advocate for landscaping to improve the  
96 appearance of the box homes that were built off of Bluewater Blvd. Ms. Landsberger  
97 stated that it's private property up to the road and that MSBU does not maintain that  
98 area. Mr. Testa stated he thought the town hall meeting is a great idea and suggested  
99 scheduling an interview with Mid Bay News to help advertise the meeting.

100 Chris Olson stated that he will check with the county on where they can place the  
101 benches in Bluewater Bay and will provide the board with their plan. Mr. Olson will also  
102 get an update from the county of the storm water mitigation. There's one more phase  
103 that needs to be completed. The USDA beaver mitigation will be on going.

104 Joe Testa stated that there was a meeting discussing converting the lake course from  
105 golf to residential. He's concerned that the developer will not be responsible for  
106 upgrading the storm water system and the responsibility will lay with the new home  
107 owners. Ms. Stretch suggested that he provide a plan and present it at the town hall  
108 meeting.

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110 **Adjournment:** Ms. Stretch motioned to adjourn at 6:17 pm; Mr. Rocque seconded;  
111 No Discussion; All in Favor; Motion Carries Unanimously. Next Scheduled meeting is  
112 September 13, 2022.

APPROVED