

1 **Bluewater Bay Municipal Services Benefit Unit**
2 **Board of Directors Meeting October 11, 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 October 11, 2022. Board Members present were,
6 Pam Ragnoli, Debbie Stretch, Mathew Higginbotham and Jeffrey Rocque. Steve Boswell
7 was not present. Tony Burris with Brightview Landscaping was present. Bluewater Bay
8 Residents present were: Paul and Diane Schuerrenberg, Dave and Pauline Richard,
9 James Jernigan, Chris Olson, Tom Grayson, Patti Haley, Hall Tiaht, Woody Gray, Jan
10 Reams, Mary Ellen McDonald, Jerry Zivan, James Johnson, William Grant, Steve
11 Duresky, Beth and Sam Giardva Junior, Carlla Wren,
12 Karen Doyle, Cort Proctor, Lona Proctor, Lynne Whittemore.
13 Ricky Anduyar, Ken Borick and Pat Fralix . Representing Management Laura
14 Landsberger, Kathy Friesen and Denise Fuller.

15
16 **Call to Order:** The meeting was called to order at 5:30 a quorum was established with
17 four out of five Board Members present.
18

19 **Approval of Prior Meeting Minutes:**

20 Ms. Stretch motioned to Approve the September 13, 2022 minutes; seconded by Mr.
21 Rocque; No further discussion; All in Favor; Motion Carries Unanimously.
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23 **Chairman Report:**

24 Ms. Ragnoli stated that there are several changes taking place in Bluewater Bay. She
25 thanked Friends of Bluewater for adding white poles by Abrams Park to help deter any
26 accidents. She did ask if they could look at moving the poles further down. There's a
27 line of sight issue when driving from the other direction.

28 Ms. Ragnoli asked the audience to hold their questions until the end of the meeting and
29 to also listen closely to the management report.
30

31 **Financial Report:**

32 Ms. Landsberger presented the September Expenditure Status Report that was provided
33 by the County. The report shows that Brightview was not paid on time for their mothly
34 service contract. To date only 45.80% of the budget has been spent.
35

36 Ms. Stretch motioned to approve the financials as presented; Mr. Rocque seconded; No
37 discussion; All in Favor; the Motion Carries Unanimously.
38

39 **Landscape Report:**
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41 During the month of September 2022, Brightview preformed the routine maintenance
42 including Mowing, blowing, removal of leaf debris and removal of dead branches.

43 The following tasks were also completed:

- 44
 - Nature trail was serviced for debris and encroaching plants cutback
 - Bluewater Blvd. (north) cutback of ground palms in the medians
45

- 46 • Cutback of the pond edge
- 47 • Hwy 20 medians past Bay were serviced
- 48 • Hedges and bushes down Wingfoot were serviced for weeds and
- 49 vines
- 50 • Pump and well were repaired from car damage
- 51 • Remove resulting dead flowers
- 52 • Pruned holly at Traffic circle
- 53 • Yaupon behind the flower beds at the Bluewater Bay entrances will be
- 54 pruned.
- 55 • Several of the improvement projects were started, and will be
- 56 completed in October

57 The following tasks are scheduled to be performed in the month of October 2022:

- 58 • The sidewalk area by the school will be serviced weekly
- 59 • White Point Road – Mowed and sidewalk sprayed
- 60 • Bay drive entrance holly will be serviced
- 61 • New flowers will be planted
- 62 • Stumps in median project area will be ground

63 Plants installed in tennis bed

64

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

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68 **New Landscape Items: NA**

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70 **Communications Report: NA**

71

72 **Management Report:**

73 Ms. Landsberger stated that the lights in the circle on Bluewater Blvd were replaced with
74 led lights. A volunteer has come forward to raise and lower the flags when needed. She
75 received an email from an owner complaining about the dead grass on the median from
76 Range Road and Lancaster. The median does not have access to any water supply and
77 Brightview is working on solutions to improve the look of the median.

78 Ms. Landsberger received a quote for replacement of the monument signs. She stated
79 that the dollar amount is above what MSBU can approve. She asked the board if she
80 could get bids on repainting and re-lettering the monuments.

81 Ms. Landsberger mentioned that she placed business cards on the front table up with
82 the MSBU's website and her office number.

83 Ms. Landsberger met with the County attorney. The County is in the process of
84 revitalizing the MSBUs procedures. The next MSBU meeting is scheduled for November
85 15th since election day is the 8th.

86 Ms. Landsberger reiterated what the Fire Department asked at the last town hall
87 meeting. Please remove any plants that are planted by the fire hydrants.

88

89 **New Business:**

90 Joe Testa presented Bluewater United Foundation's storm water action plan. Mr. Testa
91 asked the board if they would establish a MSBU BWB exploratory storm water

92 committee. Mr. Higginbotham motioned to create an exploratory committee. No one
93 seconded. Motion fails.

94 After further discussion, Mr. Higginbotham motioned to create the exploratory committee
95 with Mr. Testa chairing the committee. Mr. Rocque seconded the motion with the
96 condition that there needs to be more defined boundaries. MSBU's role is to give Mr.
97 Testa a public platform. Ms. Stretch seconded the motion. All in Favor.

98

99 **Public comments:**

100 Mary MacDonald asked Mr. Testa if he had any plans to approach developers on the
101 storm water management concerns. Mr. Testa stated that he is reaching out as soon as
102 he/s made aware of any new developments.

103 Lynn Whitmore thanked the board for everything they have done so far. Ms. Whitmore
104 contacted the County in reference to golf cart rules and regulations for Bluewater Bay.
105 She will email Ms. Landsberger any updates she receives. Ms. Whitmore stated that
106 several residents don't know about the MSBU. She suggested advertising MSBU on
107 other platforms. Ms. Whitmore conducted an online survey to determine if residents
108 would want money spent on replacing the monument signs or use the money on other
109 projects. She mentioned that out of the 100 people who participated, 70 people didn't
110 want the money spent on the monuments.

111 James Johnson asked the board to look at ways to increase the yearly assessment to
112 address long term plans. Ms. Landsberger stated she will look into how the County
113 Commissioners can increase the fees.

114 Chris Olson thanked the Rotary for the signs and benches.

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116

117 **Adjournment:** Mr. Higginbotham motioned to adjourn at 6:30 pm; Mr. Boswell
118 seconded; No Discussion; All in Favor; Motion Carries Unanimously. Next Scheduled
119 meeting is November 15, 2022.