

1 **Bluewater Bay Municipal Services Benefit Unit**  
2 **Board of Directors Meeting November 15, 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 November 15, 2022. Board Members present  
6 were, Pam Ragnoli, Debbie Stretch, Mathew Higginbotham, Jeffrey Rocque and Steve  
7 Boswell. Tony Burris with Brightview Landscaping was present. Bluewater Bay  
8 Residents present were: Paul and Diane Schuerrenberg, Chris Olsen, Jan Reams and  
9 Rick Anduyar. Representing Management Laura Landsberger, Kathy Friesen and  
10 Denise Fuller.

11  
12 **Call to Order:** The meeting was called to order at 5:30 a quorum was established with  
13 all five Board Members present.  
14

15 **Approval of Prior Meeting Minutes:**

16 Ms. Stretch motioned to Approve the October 11, 2022 minutes; seconded by Mr.  
17 Boswell; No further discussion; All in Favor; Motion Carries Unanimously.  
18

19 **Chairman Report:**

20 Ms. Ragnoli reported on the request to add additional golf cart signs throughout  
21 Bluewater. The County agreed to install new signs if Bluewater becomes a golf cart  
22 community. The process would take four to six months. Policing of golf carts would  
23 have to come from state troopers, not the county.  
24

25 Ms. Stretch motioned to table the discussion. Mr. Rocque seconded, No discussion, All  
26 in Favor; the Motion Carries Unanimously  
27

28 Ms. Ragnoli stated that Bluewater Association Management's contract is up for renewal.  
29

30 Mr. Higginbotham motioned to renew Bluewater Association Management's contract;  
31 Ms. Stretch seconded the motion; No discussion; All in Favor; the Motion Carries  
32 Unanimously.  
33

34 **Financial Report:**

35 Mr. Boswell presented the October Expenditure Status Report that was provided by the  
36 County. To date only 49.47% of the budget has been spent. Mr. Boswell stated that the  
37 County has not paid several of Brightview's September invoices and requested that they  
38 be resubmitted due to needing additional information. Mr. Boswell signed the invoices  
39 this evening and they will be submitted to the county tomorrow.  
40

41 Ms. Stretch motioned to approve the financials as presented; Mr. Rocque seconded; No  
42 discussion; All in Favor; the Motion Carries Unanimously.  
43  
44  
45  
46  
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48

49 **Landscape Report:**

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51 During the month of October 2022, Brightview preformed the routine maintenance  
52 including Mowing, blowing, removal of leaf debris and removal of dead branches.

53 The following tasks were also completed:

- 54 • Nature trail was serviced for debris and encroaching plants cutback
- 55 • Pruned Yaupons on both sides of the Hwy 20 light
- 56 • Dead plant material and leaf debris in medians was removed from  
57 HWY 20 light to Range Road
- 58 • Began cutting native areas at Southwinds drive and on Bluewater Blvd  
59 S. by the traffic circle
- 60 • Traffic circle was pruned
- 61 • Stumps in median before circle were removed
- 62 • New flowers planted
- 63 • Mainline repair at the West Woodlands entrance and replaced flowers  
64 under warrantee

65 The following tasks are scheduled to be performed in the month of November  
66 2022:

- 67 • The sidewalk area by the school will be serviced weekly
- 68 • The bore under Bluewater Blvd is scheduled to be completed in Nov, This  
69 will allow us to plant the Tennis bed.
- 70 • Bluewater Blvd Median Straw install – where grass was removed.
- 71 • Winter pruning projects will start in Nov and continue through Feb.

72

73 Mr. Boswell motioned to accept the landscape report as presented; Seconded by Mr.  
74 Higginbotham; All in Favor; Motion Carries Unanimously.

75

76 **New Landscape Items: NA**

77

78 **Communications Report: NA**

79

80 **Management Report:**

81 Ms. Landsberger was asked to find out pricing for advertising MSBU's meetings in the  
82 Bay Life paper by a resident. She reported that the cost would be \$330 per month.  
83 That's with a 50% discount since MSBU is affiliated with the county.

84

85 Mr. Boswell motioned to not approve this expenditure; seconded by Ms. Stretch; No  
86 discussion; All in Favor; the Motion Carries Unanimously.

87

88 Ms. Landsberger stated that the large monument signs need work on lighting and wiring.

89

90 Ms. Stretch motioned to spend \$2,080 for wiring and to change the flood lights to led  
91 lights; Mr. Boswell seconded; No discussion; All in Favor; the Motion Carries  
92 Unanimously.

93

94 Ms. Landsberger suggested replacing the lighting on the smaller monument signs in  
95 December.

96

97 Ms. Stretch motioned to replace the lighting on the smaller monument signs not to  
98 exceed \$2,500; Mr. Boswell seconded; No discussion; All in Favor; the Motion Carries  
99 Unanimously.

100

101 Ms. Landsberger stated that the site line and parking issues on Bluewater Blvd. by  
102 Range road has been resolved. She thanked Friends of Bluewater for installing the  
103 delineators to deter parking.

104

105 **Public comments:**

106 Chris Olsen stated that Friends of Bluewater installed the delineators along Bluewater  
107 Blvd. by Range road to help deter parking on the street. He also stated that the repairs  
108 to Curacao are in process.

109

110 **Adjournment:** Mr. Boswell motioned to adjourn at 5:50 pm; Ms. Stretch seconded;  
111 No Discussion; All in Favor; Motion Carries Unanimously. Next Scheduled meeting is  
112 January 10, 2023.

APPROVED