

1 **Bluewater Bay Municipal Services Benefit Unit**
2 **Board of Directors Meeting February 14, 2023**
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4 **Attendees:** The Board of Directors for the Bluewater Bay Municipal Services held their
5 scheduled public meeting on Tuesday February 14, 2023. Board Members present were,
6 Debbie Stretch, Mathew Higginbotham, Jeffrey Rocque, Steve Boswell and Pam
7 Ragnoli. Tony Burris with Brightview Landscaping was present. Bluewater Bay
8 Residents present were: Jan Reams, Rick Anduyar. Joe Testa, Brett Hinely, Pat Fralix,
9 John Miller and James Johnson. Representing Management Laura Landsberger, Kathy
10 Friesen and 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 January 10, 2023 minutes as written; seconded by
17 Ms. Ragnoli; Discussion; Mr. Higginbotham abstained from the vote; Management told
18 him he couldn't and needed to vote yes or no. He voted no; the rest of the Board voted
19 yes; Motion Carries.

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21 **Appointment of 2023 Board Seat:**

22 Ms. Ragnoli motioned to appoint Mr. Boswell to the Board; seconded by Mr. Rocque, All
23 in Favor; the Motion Carries Unanimously.

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25 **Chairman Report: NA**

26
27 **Financial Report:**

28 Mr. Rocque presented the January Expenditure Status Reports that was provided by the
29 County. 24.50% of the budget was spent in January.

30
31 Ms. Stretch motioned to approve the financials as presented; Ms. Ragnoli seconded; No
32 discussion; All in Favor; the Motion Carries Unanimously.

33
34 **Landscape Report:**

35 During the month of Jan 2023, Brightview preformed the routine maintenance including
36 Mowing, blowing, removal of leaf debris and removal of dead branches.

37 The following tasks were also completed:

- 38 • Nature trail was serviced for debris and encroaching plants cutback
- 39 • Front beds irrigation repairs
- 40 • 3 way stop sign bed completed
- 41 • Debris Clean-up throughout the property
- 42 • Freeze Damage Cutbacks
- 43 • Winter grasses cutbacks
- 44 • Pre and Post Emergent applications

45 The following tasks are scheduled to be performed in the month of Feb 2023:

- 46 • The sidewalk area by the school will be serviced weekly Mowing starts soon

- 47 • Hwy 20 medians from BWB to Bay will be serviced – Dead Hawthorne removal will
48 continue
49 • Hwy 20 medians from Bay to end of medians project will be mowed
50

51 Ms. Stretch motioned to approve the landscape report as presented; Ms. Ragnoli
52 seconded; No discussion; All in Favor; the Motion Carries Unanimously.
53

54 **New Landscape Items: NA**
55

56 **Communications Report:**

57 Mr. Higginbotham stated that the day prior to the MSBU meetings fire station hall 8
58 offers emergency response training. He encouraged residents to contact the station and
59 participate.
60

61 **Management Report:**

62 Ms. Landsberger stated per the direction of the Board she followed up with the county
63 attorney to see if MSBU can form a storm water subcommittee. The attorney stated that
64 “Under the provision of law that creates the Board, Art LV., Appendix D to the Okaloosa
65 County Code of Ordinances, the Board does not have such authority to create a
66 subcommittee. Under Florida law, the Board of County Commissioners is the governing
67 body of the MSBU and, therefore, the MSBU Board only has authority which has been
68 specifically granted to them by the BCC. The powers of the Board of Directors are found
69 in Section 6 of the article and are as follows:
70

71 The board of directors shall have authority to:
72

73 (1) Adopt rules and regulations not inconsistent with state law or any portion of this
74 ordinance as it may deem necessary in the transaction of its business and in carrying
75 out the provisions of this article. (2) The board of directors shall determine for each fiscal
76 year the level, extent and type of services and improvements to be provided and their
77 estimated cost, including administrative costs and expenses (including property
78 appraiser and tax collector, as required by law) and any fees for services of professional
79 personnel, technicians or consultants deemed necessary by the board of directors for
80 the effective provision of the services and improvements. The cost of services and
81 improvements shall be included as part of the proposed budget for the MSBU for the
82 ensuing fiscal year. (3) Purchases, solicitations for services and other contractual
83 services shall be procured through the policies and procedures of the county's
84 purchasing manual.
85

86 Not only does the Bluewater Bay MSBU not have the authority to create a
87 subcommittee, but when advisory boards have the authority and create subcommittees
88 there are various legal issues that come into play. Including, appointment to the
89 subcommittee and that they are subject to the Sunshine Law.
90 MSBU should refrain from any endorsements as that is not within their authority and that
91 they should advise the citizen that his communications would be better directed to the
92 BOCC on those matters.”

93 Ms. Landsberger reported that the County found the money to complete the Woodlands
94 side walk project and it should be completed this year.
95 The Budget workshop will be scheduled prior to the next MSBU meeting for Tuesday
96 March 14th at 4:30pm.

97 Ms. Landsberger stated that a vehicle hit the Magnolia Plantation's monument sign on
98 Bay Drive. She will check with the County to see if speed bumps can be installed along
99 Bay and Bluewater Blvd.

100

101 **Public comments:**

102 Brett Hinley asked if there was a 5% increase last year or not. The County didn't submit
103 in time for the increase however, the MSBU did not lose their funding just the chance to
104 increase. He also asked if there's a reserve study. The Board stated no but there's a
105 required percentage required by the County.

106 Joe Testa stated that since the County rejected the storm water subcommittee that he
107 will give updates during public comments at future MSBU meetings. He also asked if the
108 Woodland's sidewalk could be moved in 6 feet instead of 4 feet? The County will need
109 to be contacted to determine if this is possible. Mr. Testa asked if the budget workshop
110 will include suggestions for additional services. The County requires that any additional
111 services must benefit the majority of residents for additional funding. Mr. Testa stated
112 that he was interested in Mr. Boswell's seat but did not run when the position was
113 advertised by the County. He suggested that the Sunshine Laws were violated and
114 plans to bring it up to the County. The County attorney advised how to handle the seat
115 position to Management and the steps were followed.

116 Mr. Johnson asked about speed bumps on Bay Blvd. The County has turned this
117 request down several times over the years. Ms. Landsberger will follow up with County
118 to find out how to qualify for a speed bump. She will report at the next meeting.

119

120 **Adjournment:** Ms. Ragnoli motioned to adjourn at 6:24 pm; Ms. Stretch seconded;
121 No Discussion; All in Favor; Motion Carries Unanimously. Next Scheduled meeting is
122 March 14, 2023.