

1 **Bluewater Bay Municipal Services Benefit Unit**
2 **Board of Directors Meeting March 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 March 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. The list of Bluewater
8 Bay Residents are attached to the minutes. Representing Management Laura
9 Landsberger, Kathy Friesen and Denise Fuller.

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

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14 **Public Comments:**

15 Lynne Whitmore stated that she is concerned about the sidewalk on Oakmont. Golf
16 carts are traveling both ways and it's an issue for pedestrians.

17 Chris Olson gave an update for Friends of Bluewater. The irrigation repairs on Curaco
18 are completed and beaver mitigation has worked so far. Mr. Olson would like a further
19 explanation on the reserves and cash carryovers.

20 Joe Testa recommended that the Board ask the County Commissioners for additional
21 money to fund three new services: storm water management, maintenance of existing
22 parks and re-implement covenants for all of the homeowner associations.

23 Joan MCarthy asked the Board to speak up when talking.

24 Patti Haley suggested that the Board to buy a microphone so everyone can hear. Ms.
25 Haley asked if the project priority list can be added on the website for owners to view.
26 Also, if draft minutes can be added to the website prior to next meetings.

27 James Johnson asked for an explanation of the election process.
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29 **Approval of Prior Meeting Minutes:**

30 Ms. Stretch motioned to Approve the February 14, 2023 minutes as written; seconded by
31 Ms. Ragnoli; No discussion; All in Favor; the Motion Carries Unanimously.
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33 **Guest Introductions:**

34 Michael Anderson from Okaloosa County Public Works talked about the process of
35 making Bluewater Bay into a golf cart community. Low speed vehicles are allowed on
36 County roads but golf carts are not allowed. He addressed the suggestions for speed
37 bumps along Bay and Bluewater Blvd. These are considered collector roads so the
38 County will not approve. Speed bumps are only installed on dead end roads. He also
39 answered questions on Abrams Park's parking situation. He stated that the County will
40 overlay and strip later this summer.

41
42 Tavish Frederick is the Okaloosa County Sherriff Community Resource Deputy. Mr.
43 Frederick talked more about golf carts utilizing the sidewalk on Oakmont. The County
44 does not allow any golf carts on County sidewalks. However, even though Oakmont is a
45 County sidewalk, it was created for the golf course. Pedestrians have the right of way
46 on sidewalks. He currently cannot enforce Oakmont since technically golf carts are not
47 supposed to be on the roads either. He also stated that Highway Patrol is responsible for

48 accidents in the Bluewater Bay area. Unfortunately, they have a large area to cover so
49 their response time may be delayed. In the interim, the County Sherriff's department will
50 respond to incidents until Highway Patrol arrives.

51 Kerry Parsons is the County's Legal Representative. Ms. Parsons went into more detail
52 on the election process. She stated that terms of service and the election process are
53 described on municode.com (appendix D, article 55, section 3).

54 Ms. Parsons spoke to the request to have MSBU contribute to storm water
55 management. She stated that MSBU can go to the County Commissioners to request
56 additional funding to support this initiative. The catch is that they will not contribute to
57 storm water that's privately owned. Also, studies would be required to determine the
58 cost and the beneficial value to the community.

59 Ms. Parsons stated that she will research whether the MSBU can contribute funds to
60 Abrams Park. She also talked about private covenants and restrictions. She will
61 research whether there are any developmental covenants that can be adjusted.

62

63 **Chair Report:**

64 Mr. Bosewell stated that Ms. Parsons provided procedures the Board could follow. Mr.
65 Boswell wants the Board to vote on these at the next meeting.

66

67 **Financial Report:**

68 Mr. Rocque presented the February Expenditure Status Reports that was provided by
69 the County. Ms. Ragnoli motioned to accept the financials as presented; Seconded by
70 Ms. Stretch; No discussion; All in Favor; the Motion Carries Unanimously.

71

72 **Landscape Report:**

73 During the month of Feb 2023, Brightview preformed the routine maintenance including
74 Mowing, blowing, removal of leaf debris and removal of dead branches.

75 The following tasks were also completed:

- 76 • Nature trail was serviced for debris and encroaching plants cutback
- 77 • Leaf debris Clean-up throughout the property
- 78 • Mowing where needed was performed
- 79 • Streets were blown and/or vacuumed.

80

81 The following tasks are scheduled to be performed in the month of March 2023:

- 82 • The sidewalk area by the school will be serviced weekly.
- 83 • Hwy 20 medians from BWB to Bay will be serviced – Dead Hawthorne removal will
84 continue
- 85 • Hawthorn will be pruned after blooming stops.
 - 86 • Azales will be pruned after blooming stops.
 - 87 • Ground palms in the medians will be thinned.

88

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

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95 **New Landscape Items:**

96 Ms. Stretch stated that she has a quote for phase 2 of the Bradford pear trees on
97 Bluewater Blvd., the area south of the circle.

98 Ms. Stretch motioned to remove the current Bradford pear trees, replace the trees and
99 irrigation in the south area of the circle on Bluewater Bay Blvd in the the amount of
100 \$11,551.81; Seconded by Ms. Ragnoli; No discussion; All in Favor; the Motion Carries
101 Unanimously.

102 Ms. Stretch stated that the area from Range Road to Lancaster is a mess and will
103 discuss suggestions at the next meeting.

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105 **Communications Report:**

106 Mr. Higginbotham asked owners to spread the word about the MSBU meetings to
107 encourage participation. He also, stated that email submissions through the MSBU
108 website should include who the individual wants their email communicated to.

109

110 **Management Report:**

111 Ms. Landsberger stated that she receives and answers all of the email submissions from
112 the MSBU website. As requested, Ms. Landsberger received an additional quote to
113 improve the monument signs. The quote includes: sealing, painting and repairing the
114 two signs on Bay for \$550 each and two signs on Bluewater Blvd for \$880 each.

115 Ms. Ragnoli motioned to approve the quote, not to exceed \$1,800; Mr. Rocque
116 seconded; No discussion; All in Favor; the Motion Carries Unanimously.

117 Ms. Landsberger stated that she received an email for the Earth Club at Niceville High
118 School. They are fund raising to plant trees in the area. Ms. Parsons stated that
119 individuals can donate but the MSBU cannot.

120

121 **Public comments:**

122 Lynne Whittmore mentioned that the Master Gardeners might be able to help in
123 beautifying along Range Road to Lancaster.

124 Wayne Jacobs asked if second homes are allowed when an existing house already
125 exists. The County approved the second home request on Garden Oaks since there was
126 not an existing homeowner's association.

127 Patti Haley asked if draft minutes can be added to the website prior to next meetings.

128 Ms. Parsons stated that draft minutes are allowed to be posted.

129

130 **Adjournment:** Ms. Ragnoli motioned to adjourn at 6:56 pm; Ms. Stretch seconded;
131 No Discussion; All in Favor; Motion Carries Unanimously. Next Scheduled meeting is
132 April 11, 2023.