

1 **Bluewater Bay Municipal Services Benefit Unit**
2 **Board of Directors Meeting August 8, 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 August 8, 2023. Board Members present were,
6 Debbie Stretch, Jeffrey Rocque, and Pam Ragnoli, Steve Boswell and Mathew
7 Higginbotham. Tony Burris with Brightview Landscaping was present. Deputy Tony Abel
8 as the new Bluewater Bay Resource Officer with Okaloosa County Sheriff's Department
9 was also present. The list of Bluewater Bay Residents is attached to the minutes.
10 Representing Management Laura Landsberger 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 five Board Members present.

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15 **Public Comments:**

16 Lynn Whittemore has information on posting for Nextdoor and Midbay News for free.
17 She will meet with the Communication Chair after the meeting to discuss further.
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19 **Approval of Prior Meeting Minutes:**

20 Ms. Stretch motioned to Approve the July 11, 2023 minutes as written; seconded by Ms.
21 Ragnoli; No discussion; All in Favor; the Motion Carries Unanimously.
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23 **Chair Report:**

24 Mr. Boswell stated that around this time next year would be the Notice of Election for
25 directors for Bluewater Bay Municipal Services Benefit Unit. Seat 1, Seat 3 and Seat 5
26 will be open for Election. Qualifying papers will be available in the Supervisor's office at
27 that time. Notice is posted on the Okaloosa County Supervisor of Election website.

28 **Financial Report:**

29 Mr. Rocque stated that with two months left in the fiscal year MSBU is approximately
30 \$70,000 in the positive with some invoices still not showing on the current statement. D
31 & O insurance and Chelco where not paid in a timely fashion resulting in momentarily
32 cancelation and late payments. The county has since rectified the issues.

33 Mr. Boswell motioned to approve July financials. Seconded by Ms. Ragnoli; All in Favor;
34 the Motion Carries Unanimously.
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36 **Landscape Report:**

37 During the month of July 2023, Brightview preformed the routine maintenance including
38 Mowing, blowing, removal of leaf debris and removal of dead branches.

39 The following tasks were also completed:

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1. Nature trail was serviced for debris and encroaching plants cutback.
 2. Hedges behind the entry flower beds were removed.

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3. Flower bed on the North side of 20 was replaced after hedge removals.
 4. Removal of the Bradford pears has begun.
 5. Sidewalk clearance maintenance will continue this month.
 6. Median palm removals were completed.

53 The following tasks are scheduled to be performed in the month of Aug 2023:

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1. Irrigation repairs around new sidewalk have been started, the damage is significant and is still being assessed.
 2. New Median trees will be installed.
 3. The cleanup of the new sidewalk area will be done this month.
 4. Approved changes for the circle will be done.
 5. Lantana will be installed at Canterbury circle entrances

68 Mr. Higginbotham asked about the dying Magnolia on the south side of Bluewater Blvd.
69 Mr. Burris said that he would take a look. With all the dry hot weather irrigation has been
70 increased trying to keep all plantings healthy.

71 Ms. Ragnoli motioned to approve the landscape report as presented; Mr. Boswell
72 seconded; All in Favor; the Motion Carries Unanimously.

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74 **New Landscape Items:**

75 Ms. Stretch has no new landscape items this month. Brightview is working to finish
76 several projects that have already been approved.

77 **Communications Report:**

78 Mr. Higginbotham will perform an audit of street signs that either need to be washed or
79 replaced for next meeting. He will then reach out to the schools to see if there are
80 students in need of volunteer hours to wash the signs. A volunteer community cleanup
81 day is also an option. Replacement street signs are approximately \$300 each.

82 Mr. Higginbotham will meet with Ms. Whittemore after the meeting to get her information
83 on the Nextdoor App and MidBay News online to post meeting notices.

84 **Management Report:**

85 Ms. Landsberger stated that Mr. Hinely will reinstall the wooden stakes that were
86 knocked down on Bay Drive for \$275.00. Ms. Stretch made a motion to approve this
87 work. Ms. Ragnoli seconded. All in Favor. Ms. Landsberger stated that she will check
88 with Public Works to see if they have a more permanent solution.

89 Ms. Landsberger presented markups for the new MSBU signs that spell out Municipal
90 Services Benefit Unit and include a QR code with links to the website. Ms. Ragnoli
91 made a motion to approve the new signs. Ms. Stretch seconded. All in Favor.
92 New flags for the circle are available in the management office for our flag volunteer to
93 pick up at their convenience.
94 In response to Ms. Whittemore' question about fining HOA's. MSBU does not have the
95 ability to fine. These issues are better directed to Code Compliance. Carlos Jones Sr.
96 cjones@myokaloosa.com. Chelco will not replace street lights for free. If MSBU would
97 like to change out additional lights to have uniformity it will come at a cost. The
98 Windward/Oakmont sign does not belong to MSBU so we will not be replacing the sign.
99 Notice was sent to the current owners of the now dissolved Resort property some
100 months ago about removing the damaged sign.

101 **Public comments:**

102 Friends of Bluewater said that the monies donated for the sunshade at Abram's Park will
103 be reallocated to other areas of need within the community. Potentially additional book
104 boxes, benches or Delineators to slow traffic.

105 Mr. Andujar would like to know where on the project list is his request for new service at
106 the landscape island at the entrance to Sunningdale Cove off of Winged Foot Drive. This
107 area is currently listed as Category C and he would like it moved up to the B Category.
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109 **Adjournment:** Ms. Stretch motioned to adjourn at 6:20 pm; Mr. Rocque seconded;
110 No Discussion; All in Favor; Motion Carries Unanimously. Next Scheduled meeting is
111 September 12th, 2023.

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Bluewater Bay Municipal Benefit Services Unit
Board of Directors Meeting
Attendance Roster
August 8, 2023

	PRINT NAME	ADDRESS OR COMPANY	REQUEST TO SPEAK MAXIMUM 3 MINUTES
1	Tony Burris	Brightline	
2	Paul Schuerenberg	1608 Malta Cove	
3	Denise Schuerenberg	1608 Malta Cove	
4	Anthony Abel	OCSSO	
5	Jan Reams	714 Sunningdale Cv	
6	Rick Andujar	" " " "	Rick Andujar
7	Mary Ellen McDonald	944 St Andrews CV S	Maybe
8	Lynne Whitemore	1501 Glenlake	yes
9	Pat Fralix	302 Curacao Way	
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