

**Bluewater Bay Municipal Services Benefit Unit
Board of Directors Meeting September 12, 2023**

Attendees: The Board of Directors for the Bluewater Bay Municipal Services held their scheduled public meeting on Tuesday September 12, 2023. Board Members present were, Debbie Stretch, Jeffrey Rocque, Steve Boswell and Mathew Higginbotham. Pam Ragnoli was unavailable. Tony Burris with Brightview Landscaping was present. Deputy Tony Abel as the Bluewater Bay Resource Officer with Okaloosa County Sheriff's Department was also present. The list of Bluewater Bay Residents is attached to the minutes. Representing Management Laura Landsberger and Denise Fuller.

Call to Order: The meeting was called to order at 5:30 a quorum was established with four of five Board Members present.

Public Comments:

None

Approval of Prior Meeting Minutes:

Ms. Stretch motioned to Approve the August 8, 2023 minutes as written; seconded by Mr. Higginbotham; No discussion; All in Favor; the Motion Carries Unanimously.

Chair Report:

Mr. Boswell stated that the current Management is up for either a one-year renewal or to be bid out. Mr. Higginbotham motioned to bid the contract. Mr. Rocque seconded. Ms. Stretch voted Nay. Motion Carries. The current contract will be sent to the county to start the bid process. Current contract was signed as a one-year option with a 30-day termination Clause.

Financial Report:

Mr. Rocque stated that MSBU is approximately \$44,000 in the positive. Remaining invoices will be processed in Period 12 and Period 13.

Mr. Higginbotham motioned to approve period 11 financials. Seconded by Ms. Stretch; All in Favor; the Motion Carries Unanimously.

Landscape Report:

During the month of August 2023, Brightview performed the routine maintenance including Mowing, blowing, removal of leaf debris and removal of dead branches.

The following tasks were also completed:

1. Nature trail was serviced for debris and encroaching plants cutback.
2. Circle plants were added, and new straw was installed.
3. All Bradford Pears were removed and new Crepe myrtles were installed.
4. Woodland sidewalk blocks were relocated, and waste materials were removed.
5. Summer pruning of blooming plant material will continue.
6. New plant material was added to the Canterbury beds.

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

1. Vine cutbacks will be done at the prescribed locations.
2. Replacement Blue Daze (no charge) will be installed in the Bay Drive Planters.
3. The remainder of the declining hawthorn will be removed from the Hwy 20 medians.
4. The replacement Crepe Myrtle for HWY 20 will be installed at the end of the month.
5. White point entrances will be serviced.
6. Sego by Little Caesars will be heavily pruned.
7. The Azalea by the circle will be cutback to ensure clear site lines.

Pending Landscape projects currently scheduled are vine mitigation, replace destroyed Crepe Myrtle in the Hwy 20 median and put new plant material in the Woodland beds that needed to be modified due to the sidewalk installation. These projects are scheduled to be completed by the end of September weather permitting.

Ms. Stretch motioned to approve the landscape report as presented; Mr. Higginbotham seconded; All in Favor; the Motion Carries Unanimously.

New Landscape Items:

Ms. Stretch reported that the white posts that are located near Abram's Park either need to be permitted by the County or removed. Chris Olsen, representative for Friends of Bluewater stated that they installed the posts and will follow-up with the correct channels. Discussion on making the makeshift memorial in the median of Southwind Drive either be moved to the new Abram's Park or replaced with a permanent memorial. Mr. Higginbotham made a motion replace the monument with something permanent at the cost of MSBU. He would first reach out to the parents on this delicate subject. Ms. Stretch seconded. All in Favor

Communications Report:

Mr. Higginbotham started the audit of street signs in need of cleaning or repair. With many signs past the point of just cleaning he would like to look into possibly replacing all signs that require less maintenance. Management has already reached out to the county about the possibility of replacing the signs with standard DOT signage.

Management posted on behalf of MSBU to Nextdoor, MidBay News, Citizens of Bluewater Facebook group reminders of the meeting. Mr. Higginbotham would still like official MSBU entity to post.

Management Report:

Ms. Landsberger stated that new meeting signs were completed spelling out Municipal Services Benefit Unit and including a QR code.

Clarification from last meeting that there are no seats currently available on the MSBU Board. Seats 1, 3 and 5 will be available and go up for bid during the November Election cycle. Notice

will be posted on the county website, as well as, MSBU site in the late spring for all interested parties.

A resident notified the office that another split rail at Lido Lake is damaged and would cost approximately \$200 to replace. She has also reached out to the county to see if standard DOT metal railing is allowed.

MSBU received this message from Dave Rauch via the website. Would it be OK for Preserve Bluewater Bay to put one of our Thermometer signs at the entrance from Hwy 20 to Bluewater Blvd. Similar to the one buy the clubhouse. Would insure it doesn't block anyone's views. Would take it down NLT 31 Oct. This is a community wide effort. More info at Preservebwb.com

Mr. Rocque motioned to allow the temporary sign as long as placement does not impede anyone's line of vision. Mr. Higginbotham seconded. Ms. Stretch abstained due to her association with this interest group.

The current landscape contract ends at the end of 2024 so an SOW will need to be sent to the county in the spring to start the bid process.

At the request of a citizen Management has reached out to the county to restripe the faded white lines on Bay Drive and Bluewater Bay Blvd.

We have reached out to the State to maintenance the sidewalks and side of the road from Range Road to Lancaster. As to date they have sprayed for weeds and mowed one swath from the mower.

A private citizen reached out to Chelco about possibly upgrading lights under the MSBU. The cost for the upgrades are listed below.

MSBU has a total 97 lights:

- 1- Acorn \$6.04 discount rate this light is no longer offered and would have to be upgraded to Washington Post (\$35.80)
- 3 - Carriage \$6.04 each discount rates no longer offer HPS (\$20.64)
- 54- Shoebox \$6.04 each discount rates no longer offer HPS (\$20.70)
- 4- Carriage HPS \$18.68 each No longer offer HPS (\$20.64)
- 11- Shoebox LED \$20.70 Full cost all lights will go to the LED
- 24- Shoebox HPS \$23.07 when lights have to be replaced you lose discount this is full cost (\$20.70)

Monthly bills currently run around \$1,320.00 each month for the outdoor lights. How we work upgrades is the lights that you are paying the \$6.04 we would give you 5 years to get to the full price of each light style I have put current LED price in ().

At the end of the 5 years monthly estimated cost would be around \$2,086. As you know we are running out of stock of HPS and as lights have to be replaced they have to be upgraded to LED, and when we upgrade one at a time each of those lights go to the full monthly light rate. If you have any questions I will be glad to help.

We have received two bids for Christmas Lights both will have to go to the county prior to approval. Ms. Stretch would like to see different color options. Management will send to County for approval for a final decision.

Public comments:

Patty Halley would like to see the street signs changed to normal green reflective signs. This makes it easier for First Responders.

Adjournment: Ms. Stretch motioned to adjourn at 6:34 pm; Mr. Rocque seconded; No Discussion; All in Favor; Motion Carries Unanimously. Next Scheduled meeting is October 10th, 2023.

Bluewater Bay Municipal Benefit Services Unit
Board of Directors Meeting
Attendance Roster
September 12, 2023

	PRINT NAME	ADDRESS OR COMPANY	REQUEST TO SPEAK MAXIMUM 3 MINUTES
1	Anthony Abel	OCSS	
2	Chris Jones	FAB	
3	Jan Reams	714 Sunnydale Cv	
4	Rick Andujar	" " "	
5	Tony Burris	Brightview	
6	Pat Naly		maybe
7	BETESTIA	BUF	
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