

**Bluewater Bay Municipal Services Benefit Unit
Board of Directors Meeting February 13, 2024**

Attendees: The Board of Directors for the Bluewater Bay Municipal Services held their scheduled public meeting on Tuesday February 13, 2024. Board Members present were Pam Ragnoli, Steve Boswell, and Jeffrey Rocque Mathew Higginbotham and Debbie Stretch were unavailable. Tony Burris with Brightview Landscaping was present. Bluewater Bay residents present were Joe Testa, Mary Ellen McDonald, Raymond and Lisa Wainwright, Paul and Denise Schuerenberg, Amanda and Kevin Sitcer, Mrs. Owen, Maureen Ticich, Jan Reams, Rick Andujur. Representing OCSO was Anthony Abel. Representing Management Laura Landsberger and Denise Fuller.

Call to Order: The meeting was called to order at 5:33 pm. A quorum was established with three of five Board Members present.

Public Comments:

Mr. Testa reiterated his request from last meeting of planting vegetation in the right of way in front of the retention pond owned by Golf Villas to hide the area from view. He also would like MSBU to cut down as much vegetation as possible to open up the view of the pond on Bluewater Boulevard. According to the Property Appraiser's site this property is currently owned by Bluewater Bay Resort LLC and Azul H2o LLC.

Approval of Prior Meeting Minutes:

Ms. Ragnoli motioned to Approve the January 9, 2024 minutes as written; seconded by Mr. Rocque. All in Favor; Motion Carries Unanimously.

Chair Report:

Mr. Boswell reported on the possibility of replacing the street signs on the public street within Bluewater with the standard DOT posts and signs. MSBU would pay for the initial signs but the county would take over every day maintenance. He would like to table this discussion until next month's workshop when all Board members are present. If approved the task could be complete in 6 to 9 months.

Financial Report:

Mr. Rocque stated that the county has caught up on most payments. Landscape Other is still underspent by approximately \$14,000. Ms. Ragnoli made a motion to approve the financials as written. Mr. Rocque seconded. All in Favor.

Landscape Report:

During the month of January 2024, Brightview preformed 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. The hedge at the end of bay was serviced and declining plants removed.
3. Bed at 3-way stop serviced – cutbacks of lantana.
4. Winter cutbacks of plant material across the property has continued.
5. Annual ground palm pruning and thinning has started.
6. Circle plants were cutback from the freeze damage and should all recover.
7. Chemical treatments of turf and beds was completed.

The following tasks are scheduled to be performed in the month of February 2024.

1. Winter cutbacks of plant material across the property will continue, as needed.
2. Annual ground palm pruning/thinning will continue through February.
3. Irrigation inspections for the anticipated increase in irrigation use will continue.
4. Chemical treatments will continue in preparation of the Spring pine straw application.

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

New Landscape Items:

None at this time. These will be prioritized at next months' follow-up landscape workshop.

Communications Report:

Ms. Landsberger stated that in addition to the required notice of meeting she also posted on the Nextdoor app and on Facebook.

Management Report:

Ms. Landsberger stated the second half hour of scheduled workshop will be budget prep. She should receive the tax roll by the end of February. Our proposed 2025 budget will need to go to the county after April's meeting for their approval.

Public comments:

Mr. Andujur wants to know when the new light will be installed on Wingedfoot Drive as requested. He would also like the property on the corner of Bay Drive cleaned up or plants planted to cover the property from sight.

Adjournment: Ms. Ragnoli motioned to adjourn at 5:56 pm; Mr. Rocque seconded; No Discussion; All in Favor; Motion Carries Unanimously.

Next Scheduled meeting is March 12, 2023. Workshop at 4:30 prior to the meeting.