

**Bluewater Bay Municipal Services Benefit Unit
Board of Directors Meeting March 12, 2024**

Attendees: The Board of Directors for the Bluewater Bay Municipal Services held their scheduled public meeting on Tuesday March 12, 2024. Board Members present were, Steve Boswell, Jeffrey Rocque, Mathew Higginbotham and Debbie Stretch. Pam Ragnoli was 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, James and June Johnson, 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 5:30 pm. A quorum was established with four of five Board Members present.

Public Comments:

Mr. Testa would like for MSBU to get the parking lot at Abram's Park paved. If we allocate money towards this project the Parks and Recreation department will move it up their list. He also feels that updating the street signs would be a down grade to the community. Mr. Johnson would like to wait until after the meeting to speak.

Approval of Prior Meeting Minutes:

Ms. Stretch motioned to Approve the February 12, 2024 minutes as written; seconded by Mr. Rocque. All in Favor; Motion Carries Unanimously.

Chair Report:

Mr. Boswell reported that there was only one bid for the Management RFB. This bid has already been approved by the BOCC. Ms. Stretch motioned to approve the contract. Mr. Rocque seconded. All in Favor.
After further discussion with the Purchasing Department the sign project would need to go out to bid. We would not be able to just take the county proposal.

Financial Report:

Mr. Rocque stated the budget is still underspent by approximately \$19,000 year to date. All invoices are now being paid in a timely fashion. Ms. Stretch made a motion to approve the financials as written. Mr. Higginbotham seconded. All in Favor.

Landscape Report:

During the month of February 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. All winter grasses were cutback-we are already seeing re-growth on the vast majority.

3. Annual Ground Palm thinning was completed.
4. Irrigation inspections are on-going.
5. Chemical treatments of turf and beds was completed.

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

1. Median Tree inspections.
2. Increases across property for irrigation.
3. Turf cuts will begin regularly.
4. Chemical treatments will continue in preparation of the Spring pine straw application.
5. Bed inspections-any dead plant material will be reviewed for replacements.

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

New Landscape Items:

Ms. Stretch stated that we are having issues with Pine beetles. There are currently 7 or 8 trees that Brightview is watching. If they become a safety issue, we will reach out to the county for removal. The ruts on Woodland Drive by Turnberry Place is still an issue. We may need to reach out to the road department to see if they can extend the asphalt. So far filling with dirt and rocks has been unsuccessful.

We need to get a bid to repair the wash out near the sidewalk on Woodlands drive with dirt fill and grass seed or sod.

Mr. Higginbotham made a motion to approve the raise base Holly Prune at the circle for \$900.00. Mr. Rocque seconded. All in Favor.

Ms. Stretch made a motion to approve Roadside dirt fill with grass seed on Bay Drive at a cost of \$6120.55. Mr. Rocque seconded. All in Favor.

Mr. Higginbotham made a motion to approve Main Entrance turf and plant for \$3133.96. Mr. Rocque seconded. All in Favor.

Ms. Stretch made a motion to approve Screening for the Circle Pump at a cost of \$1487.64. Mr. Higginbotham seconded. All in Favor.

Communications Report:

Mr. Higginbotham has had no movement on an official entity posting meeting times and dates on social media.

Management Report:

Ms. Landsberger stated that in addition to the required notice of meeting she also posted on the Next-door app and on Facebook. The potholes have been filled on Southwind Drive. The rope on the flag broke and a concerned neighbor was nice enough to properly fold the flag and leave it at the base of the flag pole. Mr. Steve Duresky and the North Bay Fire Department were able to work together and get the rope restrung. Thank you for your help in the community. Owner on St. Lucia Cove had concerns about their roadway breaking up and asked for a new street light. Chelco told them that they were not doing that at this time. They also do not like the meeting time for MSBU.

The blue No Soliciting sign at the entrance to The Woodlands is no longer there. Sunnydale/Wingedfoot is still waiting for their approved new light. Chelco has been in Bluewater installing lights that were approved almost a year ago. Hopefully this one will be completed soon as well.

Public comments:

Mr. Johnson wants to know why the instruction on how to apply to be an elected Board member are not in every month's minutes. These should be available in the minutes for people who don't come to MSBU meetings. The link provided on the website and the members up for reelection are not sufficient.

Adjournment: Mr. Higginbotham motioned to adjourn at 6:21 pm; Mr. Rocque seconded; No Discussion; All in Favor; Motion Carries Unanimously.

Next Scheduled meeting is April 9, 2023.