

**Bluewater Bay Municipal Services Benefit Unit
Board of Directors Meeting June 11, 2024**

Attendees: The Board of Directors for the Bluewater Bay Municipal Services held their scheduled public meeting on Tuesday June 11, 2024. Board Members present were Jeffrey Rocque, Mathew Higginbotham and Steve Boswell, Pam Ragnoli, and Debbie Stretch Tony Burris with Brightview Landscaping was present. Bluewater Bay residents present were Paul and Denise Schuereberg Patti Haley, Neil Roberts, Chris Olson, Jan Reams, Rick Andujar, Maureen Ticich, Joe Testa and Allyson Gabrysz. 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 all five Board Members present.

Public Comments:

Mr. Neil would like to say that he moved to the area last June and he has been very pleased with the Bluewater Bay area.

Ms. Ticich would like to present the Board with some visual choices to aid in the discussion of updating streets signs within the community.

Ms. Day would like professional directional Real Estate signs not removed from the county right of way.

Approval of Prior Meeting Minutes:

Ms. Stretch motioned to Approve the May 14, 2024 minutes as written; seconded by Ms. Ragnoli. All in Favor; Motion Carries Unanimously.

Chair Report:

Mr. Boswell would like to open up the discussion on signs. He stated that we are bound by the County sign ordinance. The Management company stated that if the directional signs are turned into their office that they would hold the signs for up to 5 days until the owner could pick them up.

Financial Report:

Mr. Rocque stated the budget is still underspent for period 8 by approximately \$54,000 year to date. These amounts fluctuate as projects are completed and paid out. May payouts were only \$28,000. Ms. Stretch made a motion to approve the financials as written. Mr. Higginbotham seconded. All in Favor.

Mr. Rocque stated that it is the 3rd month trying to get the last five years of Cash Reserves from the county.

Landscape Report:

During the month of May 2024, 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. New plants and turf behind the Hwy 20 beds were installed.
3. Bay Drive roadside fill dirt was installed.
4. Screening plants for the Circle pump was installed.
5. Median palmettos were cutback, additional areas identified are still in process.
6. Hwy 20 dead tree will be removed on June 18 while servicing median.

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

1. Additional service of the nature trail will be done as requested.
2. Additional grass seed will be installed on Bay Drive.
3. Millers Run hedge will be pruned.
4. Wingfoot islands-vine removal.
5. Bay Drive sidewalk from Marina to Tennis Court will be cutback.

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

New Landscape Items:

Wash out area on Woodland has been covered twice. Ms. Stretch made a motion to cover pipes higher than road level and install turf at \$10,683. Ms. Ragnoli seconded. All in Favor.

Mr. Burriss with Brightview will look at area on Bay Drive that continues to wash out. They will scrape the area and put down grass seed.

Communications Report:

None at this time

Management Report:

Ms. Landsberger reported Qualifying for the three open Board seats close at noon of June 14, 2024.

We had a resident email:

Hi, I live at intersection of Winged foot drive and Sunningdale Cove. We have an island at the intersection that for the last 8 years has been maintained by us and our neighbors. I think last year was the first time Bright View employees touched it...and that was to mow/weedeat all the plants to the ground. This spring, I put in nearly \$200 in florida native ground cover plants and flowers along with metal plant markers. About a month ago, all the plant markers were removed and all the plants mowed/weedeated to the ground. What survived was weed eated again last week. So, I'm curious who owns/maintains the islands? If it's brightview, then they need to plant it or cover it in pinestraw to keep the weeds out. Otherwise, please have them stop destroying everything we plant in it. Like I said, it has only been us and my neighbors maintaining it, so interested to see why all of a sudden bright view is involved? Of note, there are 2 other islands on my street (Sunningdale Cove) that are maintained by our neighbors that bright view has not touched either.

We just need clarification on who should be maintaining this median.

Restriping for Woodland Drive and Bluewater Blvd are scheduled for later this month.

Public comments:

Ms. Haley wants to know if the north side of Bluewater Blvd. are going to be repaved.

Mr. Andjar stated that the median Wingedfoot and SunnyDale had been neglected by MSBU for 25 years.

Mr. Rocque has been researching properties within MSBU and feels that there are 59 homes that do not currently pay into MSBU but should. Mr. Higginbotham made a motion to have an exploratory committee find out if it is possible to annex these properties in. Ms. Ragnoli seconded. All in Favor.

Adjournment: Mr. Higginbotham motioned to adjourn at 6:12 pm; Ms. Ragnoli seconded; No Discussion; All in Favor; Motion Carries Unanimously.

Next Scheduled meeting is July 9, 2024.