

**Bluewater Bay Municipal Services Benefit Unit
Board of Directors Meeting September 10, 2024**

Attendees: The Board of Directors for the Bluewater Bay Municipal Services held their scheduled public meeting on Tuesday September 10, 2024. Board Members present were Mathew Higginbotham, Pam Ragnoli, Jeffrey Rocque and Steve Boswell. Debbie Stretch was unavailable. Tony Burris with Brightview Landscaping was present. Bluewater Bay residents present were Maureen Ticich, Jeff Schleicher, Jan Reams, Rick Andujar, 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. Schleicher would like for MSBU to take over the lawn care for Preserve BWB property.

Approval of Prior Meeting Minutes:

Ms. Ragnoli motioned to Approve the August 13, 2024 minutes as written; seconded by Mr. Higginbotham All in Favor; Motion Carries Unanimously.

Chair Report:

Met with two realtors regarding the conflict between the Okaloosa County sign ordinance and open house signs being left out after the events are completed.

Financial Report:

For Period 11 - MSBU is underspent by \$79,000 year to date mainly in the CS Other. Several items on the project list were approved at the August meeting. They will significantly reduce the underspend. Several invoices were not paid last month due to staffing changes at the county level.

There has been some progress with the county accounting staff to provide a reconciliation of account 599010 - Reserve/Cash Carryforward. Mr. Rocque is meeting with Ms. Douglas the Director of Office of Management and Budget on her first available date of September 23, 2024. The Board of County Commissioners have a meeting scheduled on September 17 to approve the 2025 budgets.

Landscape Report:

During the month of August 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. Woodlands median pruning completed.
3. Sidewalk clearance will continue.

4. Irrigation timer replaced at the Oakmont pump.
5. Irrigation work around the circle.

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

1. Millers Run hedges pruned.
2. Sidewalk clearance and vine cutback continued.
3. Pond edge cutbacks.
4. Bed and sidewalk weed treatments.

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

New Landscape Items:

Troon bed received a hard cutback on a listing tree to open up the bed for updates. Ms. Stretch is working on irrigation layouts. There are currently no MSBU irrigation lines past the Tennis Center on Bay Drive.

Communications Report:

Mr. Higginbotham will provide a list of street signs to management that are in need of repair or replacement. He also informed everyone that there are car/people with cameras sitting outside of the base taking images of all license plates going on or off the base. They can then drive through neighborhoods like Bluewater Bay to see where you live. He is recommending that you back your car into your driveway or park in the garage at your home.

Management Report:

Ms. Landsberger reached out to the Art Jean at the golf course regarding employees parking on the side of Bluewater Bay Blvd. He stated that he would take care of the issue.

The new Chelco light has been staked and billed. Still has not been installed.

A bid was requested by the local handyman to repair a few of the book boxes that are in disrepair in the community. Unfortunately, he was unable to get the information to management in time for this meeting. Bid still has not been received.

Public comments:

Owner questioned the new landscape projects that were approved last month. Management gave her a copy of last month's minutes.

Another Owner asked if the Counties Reserve Accounting was handled the same as an HOA.

Adjournment: Mr. Higginbotham motioned to adjourn at 6:05pm; Ms. Ragnoli seconded; No Discussion; All in Favor; Motion Carries Unanimously.

Next Scheduled meeting is October 8th, 2024.