



Wiggins Bay Foundation, Inc.

c/o Towne Properties AMC, Ltd.

1016 Collier Center Way, Suite 102, Naples, FL 34110

MINUTES OF BOARD OF DIRECTORS MEETING 5-30-18

Call to Order:

A meeting of the Board of Directors of Wiggins Bay Foundation, Inc. was held on Wednesday May 30, 2018 at the Club at **Tarpon Cove Yacht & Racquet Club, 471 Bay Club Drive, Naples, FL 34110.**

President Ed Magnani called the meeting to order at 9:00 am.

Roll Call - Quorum:

The President called the Roll. Directors Present: Present in person or by teleconference were:

Ed Magnani	President
Debbie Russo	Treasurer
Herb Bias	Vice President
JoAnn Babiarz	Secretary
Sue McGill	Director

Proof of Notice:

President Magnani verified that a quorum was present. Michael Towns (Towne Properties AMC) verified that the Meeting Notice and Agenda was properly posted, emailed and posted by statute and posted on the Foundation's Bulletin/Notice Boards and website.

Approval of Minutes: On a motion by Director Babiarz and seconded by Director Magnani, the Board approved the minutes from the 4-25-18 meeting as presented and waive reading.

Treasurer Report: Director Russo gave a report on the year to date financials for the foundation and share the status of operational and reserve funds. The billing sot the Club, Dock Owners need to checked on and verified were paid. Delinquent accounts were discussed and have been sent to the attorney for action.

OLD BUSINESS:

Perimeter Wall Sign:

The Board discussed the project to install a sign at the north-east corner wall to identify the community, and that was approved and waiting on options from sign works for wall installation and permitting.

Walkway Project & Maintenance: Director Mc Gill spoke about spraying for weeds in the pavers and maintenance of the paver areas or sealing the pavers. The extension of the walkway through the middle of the community is still being discussed and the Committee met with Grady Minor to reconsider options for the path and the Club was very positive about the project. Harborside Board Members and Owners were at the meeting and voiced their lack of support for the project on their land. The Board heard from other owners present, both for and against the project. Questions about benefits and costs were raised. Additional Survey work is needed and a motion by Director McGill to authorize \$1200.00 for a new survey was not seconded and was postponed pending more information and addressing easements from neighboring communities. On a motion by Director Russo and seconded by Director Babiarz the Board approved tabling this matter for more information.

Pond Wall Replacement: Manager Towns spoke about the project and the washout and repairs due to the heavy rain and solutions long term and meeting with contractor for recommendations.

Document Change Update: Director Russo spoke about the status and plans for meetings with neighborhood leaders to gain acceptance for the planned changes and address questions and the plan for fall meeting to prepare for a vote on approval of the new documents.

New Business:

Electronic Voting: The Board discussed the options for electronic voting and the benefits to the membership and after further discussion it was decided to investigate software and various platforms available and requirements with legal counsel. Mike Shields will be consulted for assistance.

Securitas Contract: Director Magnani and Manager Towns spoke about the planned new contract and enhancements to technology and savings on staffing re-alignment, along with improve security. The Board heard comments from Members present.

Perimeter Wall Painting: The Board discussed the bids received for painting of the perimeter wall and a color change is planned to update the community. Elias did the project last time and did a good job. On a motion by Director McGill and seconded by Director Magnani, the Board approved the contract with Elias Brothers and the project will be scheduled for fall 2018. Lighting and the new sign were discussed as part of this project.

LED Barrier Arms for Gates: The Board reviewed the proposal for new gate arms to show color for access and visual confirmation of stop and go in the darkness. After discussion on a motion by Director Magnani and seconded by Director Russo the Board authorized the new gates, not to exceed \$2851.00.

Sealcoating of Roads: The Board discussed the need to sealcoat the roads and Manager Towns will go out for bids for the sealcoating for completion after summer rainy season.

Board Responsibility: President Magnani has previously distributed the Board responsibility chart and asked if there were any changes or recommendations. There were none and the responsibility chart will be used going forward.

General Discussion: The Board heard comments from owners about the PPPOA Carports and questions about preserve maintenance and tree removals in the area.

Date of Next Meeting: Next meeting will be June 27, 2018 at 9am.

Adjournment:

With no further discussion by the Board, on a motion by Director Babiarz and seconded by Director Bias and unanimous approval of the Board, the meeting was adjourned at 10:31 am.

Submitted By,

Michael J. Towns, LCAM

Towne Properties AMC

Property Manager for the Wiggins Bay Foundation, Inc.