



**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 6-27-18**

**Call to Order:**

A meeting of the Board of Directors of Wiggins Bay Foundation, Inc. was held on Wednesday June 27, 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 5-30-18 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. There is \$541, 637.02 in cash and \$308,627.28 in reserves as planned. The expense for the pond wall was paid from operational funds and that will be moved to reserve funding as it is a capital improvement. The billings for the Club, Dock Owners were paid and have been corrected in the financials. Delinquent accounts were discussed and have been sent to the attorney for action, corrections on prepaid fees for the special assessment will be done to clean up the delinquency list.

**OLD BUSINESS:**

**Perimeter Wall Sign:**

The Board received a new proposal for a larger sign that will cost an additional \$680.00 and that was approved on a motion by Director Magnani and seconded by Director Bias and it was discussed to look to add another sign on the west end of the property where a lot of the traffic comes from. This will be explored with the sign company and the County.

**Walkway Project & Maintenance:** Director Mc Gill spoke about changes to the plan for the walkway and the meetings with the engineer to try to accommodate the concerns about the easements on abutting property. A Harborside Board Member at the meeting clarified their lack of support for the project on their land. An easement will be needed to accommodate the Club Land and they are in favor of the project. On a motion by Director McGill and seconded by Director Magnani the Board unanimously approved contracting legal counsel to draft the

easement document. To do the easement an additional Survey work is needed and a motion by Director McGill and seconded by Director Magnani to authorize \$1200.00 for a new survey unanimously approved by the Board.

**Pond Wall Update:** Manager Towns spoke about the project and that the washout has been repaired and given the recent heavy rain, everything is doing well. More soil and sod will be placed near the pond wall edge as needed.

**Document Change Update:** Director Russo said the plan for the fall is in place and no change in plan at this time.

**Electronic Voting:** The Board discussed the meeting with Mike Shields and the options for electronic voting and the benefits to the membership and how this could be done for the document change. After further discussion it was decided to move forward with the plan to institute the electronic voting program provided by Mike Shields, and forego the balloting for Directors at this time. On a motion by Director Babiarz and seconded by Director Magnani the Board unanimously approved the electronic voting plan as presented.

**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. On a motion by Director Magnani and seconded by Director McGill the Board approved moving forward with a new contract to be presented to the Board for ratification.

**Perimeter Wall Painting:** Director Russo discussed the opportunity to change the colors to bring them to 2018 standards to better match the community neighborhoods that have improved their colors. She also noted that Sherwin Williams can provide paint to change the roof of the guard house to coordinate with the new wall and guard house colors. The Board agreed to move forward with new colors and to stain the guard house roof to coordinate.

**Sealcoating of Roads:** Manager Towns provided the Board a copy of the first bid received and it is within the allocated funding in the reserves. There are a few more bids coming and those will be reviewed and a contractor selected at the July meeting.

**General Discussion:** The Board briefly discussed signs needing repairs and painting and Towne Properties staff will make those repairs and paint. Also insurance summary information will be added to the website.

**Date of Next Meeting:** Next meeting will be July and a day to be determined.

**Adjournment:**

With no further discussion by the Board, on a motion by Director Magnani and seconded by Director Babiarz and unanimous approval of the Board, the meeting was adjourned at 10:11 am.

Submitted By,  
Michael J. Towns, LCAM  
Towne Properties AMC  
Property Manager for the Wiggins Bay Foundation, Inc.