



Wiggins Bay Foundation, Inc.

c/o Towne Properties AMC, Ltd.

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

**MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP 2019
Unapproved**

Call to Order:

The annual meeting of the membership of Wiggins Bay Foundation, Inc. was held on Friday March 22, 2019 at the Tarpon Cove Yacht & Racquet Club, 471 Bay Club Drive, Naples, FL 34110.

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

Certification of Proxies/Quorum:

A quorum of the membership was established with 358 members present by proxy or in person and the following Board Members were present: Directors Present:

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

Proof of Notice:

President Magnani verified that the meeting was mailed, emailed and posted as required by the covenants and Florida State Statutes. Michael Towns (Towne Properties AMC) verified that the Meeting Notice and Agenda was properly posted as required by statute and posted on the Foundation's Bulletin/Notice Boards and website.

Approval of the 2018 Annual Meeting Minutes: On a motion by Owner from the floor and seconded by an Owner from the floor the members and board present unanimously approved the minutes from the 2018 annual meeting, waived the reading and accepted them as presented.

Presidents Report:

President Magnani welcomed all members and thanked them for coming today. President Magnani spoke about key completed projects for 2018, such as the new retaining wall at the pond behind Harborside, road resurfacing, painting of the exterior wall and guard house. A saving of nearly \$6,500.00 was realized with repairs and then painting the guard house roof, rather than replacing it. There were LED barrier arms installed at the gates, new sign at the NE Corner wall and new landscape lighting, along with new software and improved tools for the guards to enhance service to owners. The Guard House transition has been slowed to allow time for further evaluation of the effectiveness of the plan and software.

Landscape report:

Director Babiarz gave an overview of planned enhancements to the community with the front entry being a key focus for 2019. The hardwood trees will be trimmed in 2019 as well.



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Walkway Report:

Director McGill provided an update on the walkway project and shared maps and plans for the walkway and shared the challenges and the time line for the phases of the project for 2019. The members present thanked Director McGill for all her good work on the project.

Summit Contract:

Director Bias spoke about the negotiations on the new contract with Summit and the increase of signal to 250mb up and down and an additional set top box for each unit to be provided as part of the new contract. These changes will be made effect at the time of the contract signing as a courtesy to the community. The new contract will have a 4% escalator and be for 5 years. On a personal note, Herb announced they were selling their home at Wiggins Bay and thanked the members for their support and friendship over the years. He stated that it was always his task to put the best interest of the Association above his own feelings and thanked his wife for all her support as well.

Treasurers Report:

Treasurer Russo provided an overview of the Year End financials, cash position and receivables, which have been reduced dramatically. The community finished the 2018 year within 1.5% of the planned budget which was excellent. The reserves for the community are being funded as planned and financials are posted monthly on the website. The 2019 audit is underway and should be completed soon and then will be posted to the website for members. The proposed declaration changes were discussed. Director Russo shared the results of the Neighborhood Presidents gathering for input on the proposed changes. She feels the meeting were beneficial and helped with consensus and encouraging cooperation for the community. She also discussed the holiday lighting plan and need for a new contractor.

New Business:

Proxy/Ballot Items:

The membership approved the rollover of excess funds at the end of 2019 on a 358 to 0 vote and approved the waiving of an audit for 2019 in 2020 by a 352 to 6 vote.

There was no election as only two members submitted to serve the Board and those were Ed Magnani and Sue McGill who retain their seats on the Board.

General Discussion:

Director Bias thanked Mark the Club Manager for all his assistance and support and graciousness he has shown the Association. The members present applauded and thanked Mark as well. There were no comments heard from Members and President Magnani thanked the Board for all their good work in 2018 and asked for adjournment.

Adjournment:

With no further discussion by the Membership present, on a motion from the floor and seconded by several member of the Foundation and unanimous approval of all those present, the meeting was adjourned at 9:42am.

Respectfully Submitted

Michael J. Towns, LCAM

Property Manager