



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

Approved

Call to Order:

A meeting of the Board of Directors of Wiggins Bay Foundation, Inc. was held on Friday January 18, 2019 at the Club at the **Tarpon Cove Yacht & Racquet Club, 471 Bay Club Drive, Naples, FL 34110.**

President Magnani called the meeting to order at 9 am

Quorum: Directors Present: Present in person or by teleconference were:

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

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 as required by statute and posted on the Foundation's Bulletin/Notice Boards and website.

Approval of Minutes: On a motion by Director Magnani and seconded by Director Babiarz, the Board approved the minutes from the 11/13/2018 meeting as presented.

TREASURER REPORT:

Treasurer Russo provided a report on the YTD at the end of December 2018, and planned budget operating and reserve status. Delinquent accounts were discussed and the plan to go forward with collection efforts, which is on the agenda under new business. On a motion by Director McGill and seconded by Director Babiarz the Board accepted the report as presented.

Old Business:

Walkway Project: Director McGill reported on the status of the planned walkway the easement has been negotiated and the final plans have been accepted by the County. She reviewed the planned project and discussed the phases and what is planned for 2019. The Board took questions and heard comments from members present.

On a motion by Director McGill and seconded by Director Magnani the Board approved the easement with Escalante and authorized the President to sign the agreement.

On a motion by Director McGill and seconded by Director Magnani the Board approved the final scope of work for the project and approved the funding for the first phase of the 2019 section not to exceed \$21,000.00.

Securitas Agreement: President Magnani spoke about the new contract with Securitas and that the new software and hardware changes will not be instituted until after season. He also spoke about new staff at the gate and all is working well.

Electronic Voting:

President Magnani spoke about the status of the sign forms received and it is now at 249 and the effort to get more will continue. Forms will be provided at the annual meeting as well to enlist more owners for electronic communication and voting.

Document Change Committee: Director Russo spoke about the status of the meetings and communication to neighborhood Presidents and that the meeting was postponed and will be rescheduled, but communication with Presidents will continue to try to get a consensus on the proposed changes.

New Business:

Collection and delinquent owners: The Board briefly discussed the two members that are four years delinquent on fees and had been sent for lien with the attorney, on a motion by Director Magnani and seconded by Director Babiarz the Board unanimously approved moving to foreclosure on Princeton Place Three-unit 307 and Princeton Place Five unit 407.

Palm Tree Trimming: The Board approved moving the palm tree trimming to the 2020 budget year.

ARC Policy and Protocol: Director McGill spoke about the ongoing concerns about Architectural changes being done around the community and the need for a formal process and forms for use and communicating to neighborhoods and members about the need for approval by the Master Board on exterior changes. This was for general discussion and will be addressed at a later meeting.

Speed Limit Signs: The Board will check on options and pricing to maintain or replace the speed limit signs to keep the community looking good. A review and evaluation of all signs will be conducted.

Summit Contract: President Magnani reminded the Board that the contract terminates in 2020 and the process for renewal needs to begin and communication with Summit will be arranged to begin negotiation on possible enhancement or upgrades, and the extension of the contract.

Audit: The Board has agreed to have an audit done for 2018 and will be contracting with Weibels, Hennels, and Carufe, Accounting Firm, who did the last audit to do one this year.

Member Comments: None

Date of Next Meeting: To be determined.

Adjournment:

With no further discussion by the Board, on a motion by Director McGill and seconded by Director Babiarz and unanimous approval of the Board, the meeting was adjourned at 10:12 am.

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