



**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 April 19, 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 were:

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

**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 McGill and seconded by Director Russo, the Board approved the minutes form the 2/15/2019 and 3/22/19 Organizational Meeting as presented, and waived reading.

**TREASURER REPORT:**

Treasurer Russo provided a report on the YTD financials, and spoke about the delinquent owners and results of legal counsel help to get the largest paid. She reviewed the assets and liabilities and the remaining action needed on a few delinquent accounts and that the number is dramatically lower than in the past.

**Old Business:**

**Summit Contract:** Directors Magnani and Bias provided and update and talked about the changes made to benefit the community and key things are that the 4% escalator is only on the TV portion, 250mb up and down to vastly improve service to homes, free HD box for every home, new payment to the Foundation of \$400.00 per month for the "Hub", allowing local neighborhood associations reduced rate for access in their common elements such as pool areas, and a community advocate to assist owners with programs and problems.

After brief comments and questions from the Board and Members present on a motion from Director Bias and seconded by Director McGill, the Board unanimously approved the new contract with Summit Broadband.

**Walkway Project:** Director McGill reported on the status of the walkway and the plans for the path and time line for completion of each section, pending funding. Considerations are the plant replacement coordination with Harborside and completion of first section I the Ficus area. The Board took questions from members present.

Securitas Agreement: President Magnani spoke about the new contract with Securitas and that the new software and hardware changes will not be instituted until there is confidence in how the system will perform and no changes to guard house staffing is planned until input from owners and proven functionality of the hardware and software by Securitas can be proven. No additional changes are planned at this time.

Document Change Committee: Director Russo spoke about the status of the meetings with neighborhood Presidents and that the meetings have proven beneficial for communication of key concerns, such as ARC approvals, and until the electronic voting member count improves, the process to make changes will not move forward. The hope is to get 75% approval and getting to those numbers is not likely at the current time, so this item is tabled.

### **New Business:**

Holiday Decorations: Director Russo has selected 5 possible vendors for the decorations and will be meeting with them to then get proposal for review by the Board. The current vendor is from the eastside of Florida and will not working in our area going forward.

Street Light Move Ratification: The Board briefly discussed the light pole was moved to accommodate the new sidewalk and on a motion by Director Magnani and seconded by Director McGill the Board approved the expenditure of \$2,462.00 for the street light move.

Drainage Concerns Harborside from Tennis Courts: Director McGill spoke about the issues and concerns raised about the flow of "clay and water" from the tennis court into the Harborside lawn area and the drain and culvert not working properly creating flooding in the dumpster area. The Board agreed to assist Harborside and the Club in finding a solution for this problem that would be mutually acceptable.

Gate Incidents: The Board discussed recent damage to the gates and light pole at the entry caused by vehicles and one driver who is claiming his vehicle was damaged by the gate. It was decided not to pay on the gate damage as there is not enough proof that the driver had not created the problem, by how the gate was navigated.

Landscape Proposals: The Board received proposals for routine maintenance and tree trimming for the community for \$13,203.00 from Vision Turf and on a motion by Director Magnani and seconded by Director McGill the proposals were approved as presented.

Member Comments: Discussion of front entry pavers and low areas in the roadways was discussed and those areas will be reviewed and scheduled for repairs in the off season as needed.

**Date of Next Meeting:** To be determined.

### **Adjournment:**

With no further discussion by the Board, on a motion by Director Russo and seconded by Director McGill and unanimous approval of the Board, the meeting was adjourned at 9:48 am.

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