

WBF

Wiggins Bay Foundation, Inc.
c/o First Service Residential
10600 Chevrolet Way, Suite 202
Estero, FL 33928

MINUTES OF BOARD OF DIRECTORS MEETING **Unapproved**

Call to Order:

A meeting of the Board of Directors of Wiggins Bay Foundation, Inc. was held on Friday, August 30th, 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:

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

Also present were Paula Davis and Denise Ret from FirstService and one homeowner.

Proof of Notice:

President Magnani verified that a quorum was present. Paula Davis (FirstService Residential) 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: A motion was made to approve the minutes from 7/29/2019 meeting by VP Bias, seconded by President Magnani and with all directors in favor, motion passed.

TREASURER REPORT:

Treasurer Russo was unable to give a report as the July financials are not yet available. Denise Ret, Regional Director with FirstService discussed the status of the financials. Bank statements and other information from the previous management company has been gathered and being put into order. There remains some information necessary, but the financials should be available next week when all the information is received. The accounts receivable and pre-paid accounts will be verified and sent to President Magnani for review, then submitted to be included with financials.

The board discussed their concerns with the amount of time it's taking to get the transition completed.

There was a question of invoices being paid, which all invoices are paid and current.

Old Business:

First Service Residential Update: The directors discussed their frustration with the lack of response from FirstService regarding the hurricane and other issues. A communication was sent out from the Corporate Office, however not received the board. This will be corrected.

Securitas: President Magnani contacted the District Manager regarding the Gate House and Gate plan for the hurricane. Discussions continue regarding upgrading the software and will be discussed next month.

Payment for Damaged Light Pole: Payment for the damaged pole has been received. It was deposited into the operating account. It will need to be moved the lighting reserve account.

Budget Preparation: President Magnani asked the directors to look at the projects and expenses they would like to see in the 2020 budget and send the information to Paula Davis for the rough draft of the budget. The budget meeting will be held 9/20/2019.

PP4-107 Sale: The sale date is scheduled for 9/12/2019 at the courthouse. It was verified from the attorney's office that WBF will not be responsible for the assessments after the closing. The new owner will be responsible for the December 1, 2019 fees. There is a balance in the accounts receivable, this will need to be resolved at the budget workshop.

New Business:

Summit Update:

Summit Broadband contacted President Magnani regarding the sale of Summit to Broderick. There will be no changes or revisions to the contract. Homeowners will be notified. There should be no changes to billing for homeowners. The projected sale date is 4th quarter of 2019. Summit plans to notify all owners.

Preserve Contract Proposals: Two proposals for the maintenance contract for the preserves were received.

A motion was made by Treasurer Russo to accept the proposal from Woodlands and Wetlands was made, seconded by Director McGill. With all directors in favor, motion passed.

Walkway November build: The ficus phase is still planned for early November. SunshineScape has been notified, as 8 weeks are needed to order pavers. VisionTurf is also aware of the November build and has completed pre-work. The Board will vote on final approval of the ficus phase once clean financial reports are available. Estimated cost is \$12,000.

For the final phase of the walkway along the island strip, that work is planned for 2020.

Electrical at Gatehouse:

There is a need for an upgrade to the electrical in the gatehouse area. The scope of work will need to be addressed and bids will be received. There is a line item for infrastructure repairs in the reserves. The Christmas lights are affected. Additional circuits will be needed for the each palm.

General Discussion: The directors discussed their shared frustration with the timing and transition with FirstService. The expectation is this will all be resolved in the next 30 days.

Date of Next Meeting: September 20th, 2019 - 9am

Adjournment:

With no further discussion by the Board, on a motion by VP Bias and seconded by Treasurer Russo, and with unanimous approval of the Board, the meeting was adjourned at 9:47 am.

Respectfully Submitted By,
Paula Davis, LCAM
FirstService Residential
Property Manager for the Wiggins Bay Foundation, Inc.