

The Wiggins Bay Foundation, Inc.

Meeting Minutes

6/19/2020

I. Call to Order

Mr. Magnani called the Board of Directors meeting to order for the Wiggins Bay Foundation, Inc. at 9:07 am on Friday, June 19, 2020 at the Tarpon Cove Yacht & Racquet Club.

II. Proof of Meeting Notice

Proof of notice posted and emailed in accordance with notice requirements.

III. Roll Call

The following persons were present:

Ed Magnani, President

Herb Bias, Vice President

Sue McGill, Director

Debbie Russo, Treasurer

Others in attendance: Charles Hensel-Owner

Maria Ulloa & Guillermo Ruiz – Property Managers from Paramount Property

IV. Approval of prior meeting minutes

Mr. Magnani made a motion to approve the minutes from the March 3, 2020 meeting.

Mr. Bias seconded the motion, and it carried unanimously.

V. Treasurer Report

- a) Delinquent Accounts- two uncollected owners, \$616.00 in uncollected late fees.
- b) Collection of Late Fees & Interest - Mr. Magnani made a motion to approve the Treasurer's Report, seconded by Mr. Bias. With all directors in favor - *Motion Passed.*

VI. Old Business

- a) Discussion of 2021 Special Projects – Mrs. Russo will bring light proposal to next meeting from Bay Electric.
- b) Reserve Categories Reviewed – Board concerned about “general” category. Reserve Study was completed in 2017 and Mrs. Russo will work with manager on updated study.
- c) Perimeter Wall Sign – Board would like to add sign/logo to exterior wall. Motion made for Mr. Magnani to obtain quote and verify if permit is needed. Seconded by Mr. Bias, with all directors in favor – *Motion Passed.*
- d) Intent to Lien – Board would like to move forward with foreclosure and will decide at next meeting.

VII. New Business

- a) Accept JoAnn Babiarz’s Resignation – Motion made by Mr. Magnani, seconded by Mr. Bias. With all directors in favor – *Motion Passed.*
- b) Vote on the addition of Charlie Hensel to the BOD, Mr. Hensel will work on the landscape – Motioned by Mr. Magnani, seconded by Mr. Bias. With all directors in favor – *Motion Passed.*
- c) Vote on the final walkway section along Wiggins Drive – Mrs. McGill motioned to vote walkway section (Harborside), seconded by Mr. Bias. With all directors in favor – *Motion Passed.*
- d) Ratify ficus trimming (\$2500.00) along Wiggins Drive – Motioned by Mr. Magnani, seconded by Mr. Bias. With all directors in favor – *Motion Passed.*
- e) Ratify Paramount Property Management as new WBF Manager effective 7/01/2020 – Motion made by Mr. Magnani, seconded by Mr. Bias. With all directors in favor – *Motion Passed.* Notification from Paramount will be sent to owners first week in July.
- f) Ratify selection of Centennial Bank to replace Union Bank – Motioned by Mr. Magnani, seconded by Mrs. McGill. With all directors in favor.
- g) Ratify moving funds from Union Bank to Centennial Bank – Motioned by Mr. Magnani, seconded by Mrs. McGill to move \$200k from Union Bank to Centennial Bank. With all directors in favor – *Motion Passed.*
- h) Discussion on reconvening Annual Meeting – reconvene annual meeting due to COVID-19

- i) General Discussion – Webmaster Mike Shields has list of owners who have opted in to receive email notifications (*287 owners*).

VIII. Adjournment

Mr. Magnani made a motion to adjourn the Board of Directors meeting at 9:41 am, seconded by Mr. Bias. With all directors in favor – *Motion Passed*.

Minutes submitted by: Maria Ulloa, Community Association Manager

DRAFT