

The Wiggins Bay Foundation, Inc.
Meeting Minutes

02/09/2021

I. Call to Order

Mr. Magnani called the Board of Directors Meeting to order for the Wiggins Bay Foundation, Inc. at 9:03 am on Tuesday, February 9, 2021 via ZOOM due to COVID-19.

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

Sue McGill, Director

Debbie Russo, Treasurer

Charlie Hensel, Secretary

Others in attendance:

Maria Ulloa & Guillermo Ruiz – Property Managers from Paramount Property

(19) Homeowners

Directors Absent:

Herb Bias, Vice President

IV. Approval of prior meeting minutes

Mr. Magnani made a motion to approve the minutes from the *November 13, 2020* meeting. Mrs. Russo seconded the motion, and it carried unanimously.

V. Treasurer Report

- a) Mrs. Russo gave update on funds in each account and discussed the delinquency – 72 delinquent homeowners. \$98k still outstanding from owners.

VI. Old Business

- a) Valley Gutters Repairs – Mrs. McGill provided an update, \$7800 in repairs for valley gutters from Bonness Paving.
- b) Pavement Repairs – repaired by Bonness Paving.
- c) Pressure Washing Updates – completed last fall on the walls, \$750.00 for pressure washing cost, cost increases after wet season.
- d) Proposal to Repair Sinkhole – Bonness Paving to place temporary steel plate by guardhouse in April at no charge for 21 days, cost for repairs is \$18k and 5 days to complete. Mrs. McGill motioned to approve sinkhole repair. Mr. Hensel seconded the motion, and it carried unanimously.
- e) Audit Update – Engagement letter sent to The Spires Group and signed on 11/16.
- f) Board Responsibilities

VII. New Business

- a) Appointment to Fill Board Vacancy – Mr. Bias moved and sold unit. Mrs. Russo motioned to appoint Dick D' Entremont as a Director to fill Mr. Bias' seat. Mr. Hensel seconded the motion and it carried unanimously. Term to expire in 2023.
- b) Ratify Transfer of Funds – CD matured with TIAA, all funds to go to Centennial reserve account. Mr. Magnani motioned to ratify funds, seconded by Mrs. Russo and the motion carried unanimously.
- c) Preserve Fire Mitigation Study – Committee formed and includes WBF, WB Villas and The Colony. Discussion of ownership and responsibility for the Preserves. Mrs. McGill to engage professional to walk preserve with committee and provide guidance on amount of fuel and proximity of buildings to preserve.
- d) Water Usage Report – Mr. Hensel reported one month was double due to small leak, will continue to monitor.
- e) Future Irrigation Considerations – 33-year-old irrigation system, Board will continue to investigate options in the future.

- f) Walkway Stains – Power wash walkways and make repairs as they come up.
- g) Landscape Updates – Mr. Hensel reported changes to flowers and continues to work with Vision Turf.
- h) Options for Large Tree along Horsecreek Drive – Mr. Hensel reporting roots under road, obtain proposal from Vision Turf for removal and include plan for traffic flow.

VIII. Adjournment

Mr. Magnani made a motion to adjourn the Board of Directors meeting at 10:00am, seconded by Mr. Hensel. With all directors in favor – *Motion Passed.*

Minutes submitted by: Maria Ulloa, Community Association Manager