

The Wiggins Bay Foundation, Inc.
Meeting Minutes

06/25/2021

Reconvening Suspended Meeting from June 23, 2021

I. Call to Order

Mr. Magnani called the Board of Directors Meeting to order for the Wiggins Bay Foundation, Inc. at 2:06 pm on Friday, June 25, 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

Dick D'Entremont, Director

Others in attendance:

Maria Ulloa & Guillermo Ruiz – Managers from Paramount Property

(14) Homeowners via teleconference

IV. Approval of prior meeting minutes

Mrs. Russo made a motion to approve the minutes from the *April 22, 2021*, meeting. Mr. Magnani seconded the motion, and it carried unanimously.

V. Treasurer Report

- a) Mrs. Russo gave update on May financials and funds in each account. One delinquent homeowner for annual assessment and \$1,773.15 outstanding in late fees from owner.

VI. Old Business

- a) Delinquent Accounts – Mrs. Russo made a motion to file pre-lien for one delinquent homeowner and send to attorney. Motion seconded by Mr. D’Entremont. With all directors in favors – *Motion Passed.*
- b) WBF Logo Colors – Sherwin Williams #6614 Quiet Orange Coral, #6796 Blue Plate, #6432 Garden Spot Green. Mr. Magnani motioned to make colors official and add to website. Motion seconded by Mr. Hensel. With all directors in favor – *Motion Passed.*
- c) Lake Usage Request – PPPOA lake usage request was denied. Board will consider in the future when more questions are answered. Board directed manager to contact Sleuth Leak Detection to visit the property to check for any irrigation leaks.
- d) Bobcat Update – Mr. Magnani motioned to have Tarpon Club call for trapper. WBF agreed to split trappers fee - cost \$475. Motion seconded by Mrs. McGill. With all directors in favor.
- e) Memorial/Flag Day Program – The Board would like to extend a special thank you to Mr. and Mrs. Hensel for their assistance.
- f) Preserve Fire Mitigation – Mrs. McGill discussed project to assess preserve. An environmental specialist has been engaged and will submit a proposal.

VII. New Business

- a) Water Usage Report – Discussion was had regarding possible irrigation leaks. Mr. Hensel will meet with Vision Turf to check irrigation system and flag every zone valve.
- b) Recap of Teleconference with South Florida Water – teleconference was held with Karen Cheney and Brad Cook from SFWMD on June 11 to discuss process and procedures to drill a well plus permit requirements. Mrs. Cheney provided list of consulting firms to contact first. Discussion was had on how well would be funded as could be a year long process.
- c) Audit Report – No findings. Clean audit received from The Spires Group.
- d) Ratify Preserve Architectural Approval Request – Mrs. McGill motioned to ratify colors for Towers Preserve to paint their building.

Motion seconded by Mr. Magnani. With all directors in favor – *Motion Passed.*

- e) Cove Towers Walkway & Fence – Discussion was had to install pedestrian gate at walkway area in The Cove Towers and extension of walkway. Mrs. McGill will investigate costs further.
- f) Ratify Vision Turf work – Mr. Magnani motioned to approve six quotes from Vision Turf for trimming of hardwoods, ficus, palms, banyan tree, fertilizing palms and installing summer flowers for a total of \$16,260.00. Motion seconded by Mrs. Russo. With all directors in favor – *Motion Passed.*

VIII. Owner Comments

IX. Adjournment

Mr. Magnani made a motion to adjourn the Board of Directors meeting, seconded by Mrs. McGill. With all directors in favor – *Meeting adjourned at 2:55pm.*

Minutes submitted by: Maria Ulloa, Community Association Manager