

The Wiggins Bay Foundation, Inc.
Meeting Minutes

08/06/2021

I. Call to Order

Mr. Magnani called the Board of Directors Meeting to order for the Wiggins Bay Foundation, Inc. at 10:09 am on Friday, August 6, 2021, via TELECONFERENCE 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 – Managers from Paramount Property

(14) Homeowners via teleconference

IV. Approval of prior meeting minutes

Mr. Magnani made a motion to approve the minutes from the *June 25, 2021*, meeting with corrections. Mr. Hensel seconded the motion, and it carried unanimously.

V. Treasurer Report

- a) Delinquent Accounts - Mrs. Russo gave update on funds in each account based on June financials and discussed the delinquency – 2 homeowners with only late fees of \$146.49 outstanding. All owners paid annual assessment for 2021. This is a record for WBF.

VI. Old Business

- a) Bobcat Update – Mr. Magnani provided an update, cage was removed as trapper was not successful in catching the bobcat.
- b) Update on Preserve Fire Mitigation Study – The Board will discuss during the 2022 Budget including \$3500 cost for environmental specialist and Collier County modification of the Preserve Management Plan to include “fuel reduction” options.
- c) Special Trimming of Banyan Tree – Mr. Hensel provided an update as special trimming was done and Board is pleased.
- d) Tree Trimming Update – Mr. Magnani will count trees and go over costs with Richard at Vision Turf.

VII. New Business

- a) New Legislation on Collections of Annual Assessments – Pertains to COA’s. Pre-lien letter must be sent 30-days prior to final notice. Mrs. Russo will write up a collection process for the association and Board will not waiver on the process.
- b) Irrigation Discussion – Mr. Magnani and Mr. Hensel met with Vision Turf to identify and tag all irrigation zones. Irrigation system is 33 years old - discussion was had how to reduce costs. Board directed manager to check with another irrigation specialist. Mr. Hensel motioned to approve estimated from Vision Turf #5647 to replace control panel. Seconded by Mrs. McGill with all directors in favor – *Motion Passed.*
- c) Update on Potential WBF Well – Conference call was held with SWFWMD on 6/17 along with a request sent to club to utilize pond. Mr. Magnani and Mr. Hensel met with RMA Geologic Consultants who will provide services to apply for drilling permit from South FL Water. Proposal of \$9,900 was received.
- d) 2022 Budget Preparation – Preliminary draft budget will be sent to the Board for review.

VIII. Adjournment

Mr. Magnani made a motion to adjourn the Board of Directors meeting at 11:05 am, seconded by Mr. Hensel. With all directors in favor – *Motion Passed.*

Minutes submitted by: Maria Ulloa, Community Association Manager