

Wiggins Bay Foundation, Inc.
Meeting Minutes

03/26/2021

I. Call to order

Mr. Magnani called to order the annual meeting of Wiggins Bay Foundation, Inc. at 9:09am on March 26, 2021 via **TELECONFERENCE due to COVID-19**.

II. Roll call

Mr. Magnani conducted a roll call. The following persons were present:

Ed Magnani, President

Dick D'Entremont, Director

Charles Hensel, Secretary

Debbie Russo, Treasurer

Sue McGill, Director

Also present:

Maria Ulloa, Manager at Paramount Property Management

Guillermo Ruiz, Manager at Paramount Property Management

168 homeowners present via by proxy or by phone.

III. Reading and Disposal of Unapproved Minutes

Mr. Magnani motioned to approve the minutes the last annual meeting with corrections.

Mrs. McGill seconded the motion and it carried unanimously.

IV. Reports of Officers

a) **Treasurer -Russo**

Mrs. Russo reported on the February financial statement and funds in each account. Ten owners remaining that have not paid annual assessment.

Board will suspend internet/cable services on 4/1. Board directed manager to contact Summit to suspend services.

b) **Secretary – Hensel**

Nothing to report.

c) **President – Magnani**

Mr. Magnani reported on emergency plan and preparedness. Mr. Magnani contacted the local Fire Chief, but it is up to each individual owner should an emergency arise in the future. Website information to be updated.

V. Reports of Committees – Landscape – Hensel

FLOWER PROGRAM- Revised in 2020-The Flower Program that was adopted in 2020 was designed to put the flowers at the main entrance on an annual rotation schedule. The rotation is based on new flowers and species available, the condition of the previous plantings and weather conditions. Done three times per year.

TRIMMING OF THE PALMS - Board currently has a trimming program for all Palm Trees through the community. The trimming is done in April and again in October.

TRIMMING OF THE FICUS TREES - The Ficus trees also through the community are trimmed to maintain a safe level and a uniform appearance throughout Wiggins Bay. This trimming is also scheduled in April and October.

MULCHING PROGRAM - Generally once a year, in the Fall Board cleans out the underbrush and spreads new mulch throughout Wiggins Bay.

WATER USAGE - the average water used for irrigation, from January 2020 thru October 2020 was about 503,000 gals per month. Approx. cost \$5,889.00 per month. Then November we increased to 780,000 gals, December we used 825,000 gals, with a cost of \$8,808.00. In January 2021 we used 1,017,000 gals of water, and our bill jumped to \$11,906.82.

WATER RESOLUTION - After the January billing Board called Collier County Public Utilities Dept. and questioned the billings and the meter readings. The County verified 1,017,000 gallons were used and said their meter readings were accurate. Landscaping and Irrigation Contractor found a leak along Horse Creek Drive, not a major leak. The leak was repaired. Mr. Hensel met with Vision Turf Care then adjusted all the rotating irrigation heads and reduced the watering time on each system. Also adjusted all the stationary heads to a reduced watering time.

RESULTS- Association is back to 500,000 to 550,000 gallons over the past two months, where we should be. Mr. Hensel asked Collier County if they adjusted their readings at the end of the year and they said no, the meters are read monthly and are accurate.

LAKE and POND REPORT- Mr. Hensel contacted Solitude Lake Management Company and spoke with their technician. He reported that they treated water in the lakes and are safe for all wildlife.

VI. Vote on Issues before the Association

No issue to report.

VII. Unfinished Business

Sinkhole repair was completed on March 19 by Bonness Paving.

VIII. New Business

Board will review PPPOA request to drill and use lake water for well. Board plans to hold a workshop with a tentative date of **6/4/21** to discuss and go through issues. Mrs. Russo motioned for funds more than the amount used for the operation of the Association in this fiscal year to be applied to the next fiscal year's operating expense. Mr. Hensel seconded the motion, and it carried unanimously.

IX. Announce the Members of the Board of Directors for the Next Year

Board organization - Mrs. Magnani motioned to elect the officers of the association as shown in the chart below. Mrs. Russo seconded the motion, and it carried unanimously.

	Name	Office
1	Ed Magnani	President
2	Charles Hensel	Secretary
3	Debbie Russo	Treasurer
4	Sue McGill	Director
5	Dick D'Entremont	Director

X. Adjournment

Mr. Magnani motioned to adjourn the annual meeting, seconded by Mr. Hensel with all directors in favor. Meeting adjourned at 9:35 am.

Minutes submitted by: Maria Ulloa, Community Association Manager