

# **Wiggins Bay Foundation, Inc.**

## **Board Meeting Minutes**

August 12, 2022

### **Opening**

The Board Meeting of Wiggins Bay Foundation, Inc. was called to order at 10:00 am on August 12, 2022 via teleconference by Ed Magnani. The notice of the meeting was posted in accordance with Florida State Statutes.

### **Present**

Ed Magnani, President

Dick D'Entremont, Secretary

Jim Offerman, Treasurer

Sue McGill, Director

### **Approval of Minutes**

Dick D'Entremont motioned to approve the minutes from the Tuesday, May 10, 2022, board meeting. Jim Offerman seconded the motion, and it carried unanimously.

### **Treasurer's Report**

Jim Offerman reported no major concerns regarding the budget other than the Foundation must deal with rate increases with the current security officer provider. Sue McGill motioned to approve the Treasurer's report. Dick D'Entremont seconded the motion, and it carried unanimously.

### **Open Issues**

Update on Towers fence project: Sue McGill reported the permit is not yet finalized.

Rework of pavement around Villas: Bonness fixed four pavement areas. One area was continuing to retain water after it rains. The contractor returned to fix that location and improve drainage.

Gatehouse contract: The current gatehouse security provider is requesting a large increase to the monthly fees before the end of the year to pay the guards more money and better retain employees. Next year Securitas will increase the fee substantially to keep pace with market prices for labor. The board is in the process of getting proposals from other security officer providers. The board is also considering a remote guard option to handle late night visitors.

Status of audit: The Spires Group is finalizing the audit.

Drilling of well: The manager will follow up with this item.

### **New Business**

Ratify Towers ARC request on roof and metal trim: Sue McGill motioned to approve the ARC request. Dick D'Entremont seconded the motion, and it carried unanimously.

Exotics in conservation area: Sue McGill summarized a conference call with South Florida Water Management District.

Discussion on sub-association ARC request: The Foundation received a request to install roll-down shutters at 380 Horse Creek Drive. The board discussed this item and concluded the Foundation does not need to approve this request and will leave the determination to the board of that building.

No parking signs in grass areas: The board will continue to monitor the problem and evaluate if action is required.

Paver repairs: Heaven Landscaping completed various paver repairs along the sidewalk on Horse Creek Drive. There is an area still needing repair by the entrance. Additional pavers had to be purchased in order to complete the job. The board decided to charge these expenses to reserves.

### **Adjournment**

Meeting was adjourned at 11:02 am by Ed Magnani.

Minutes submitted by: Guillermo Ruiz, Community Association Manager