

Wiggins Bay Foundation, Inc.

Board Meeting Minutes

February 3, 2023

Opening

The Board Meeting of Wiggins Bay Foundation, Inc. was called to order at 9:02 am on February 3, 2023 via teleconference by Ed Magnani. The notice of the meeting was posted in accordance with Florida State Statutes.

Present

Ed Magnani, President

Jim Offerman, Treasurer

Dick D'Entremont, Secretary

Sue McGill, Director

Guillermo Ruiz, Manager

Approval of Minutes

Sue McGill motioned to approve the meeting minutes from December 22, 2022. Dick D'Entremont seconded the motion, and it carried unanimously.

Treasurer's Report

Guillermo Ruiz reported on the financials and gave an update number of annual assessments that are outstanding.

Old Business

Update on hurricane damage and resolution: Vision Turf Care sent proposals to restore the landscaping for consideration. Soil samples were taken from various areas to help determine whether the grounds are suitable for new plantings. The board will consider Florida friendly plants and shrubs.

Update on Cove Towers fence project: Construction will begin in late March – April. All landscaping costs are being covered by Cove Towers except the Foundation will be responsible for costs associated with pavers and stripping the road. These costs are expected to come in around \$3,000.

Gatehouse software & camera system: The new gatehouse system has been ordered along with new security cameras. These items are expected to be ready for installation in the beginning of the second quarter.

Paver repairs along Horse Creek Drive: Gaspar will complete various paver repairs in the first week in January.

Holiday Lighting: The decorating company left the lights on the palms trees well into the new year and resident feedback has been positive when many saying they like it.

Update on proposed well drilling: Guillermo Ruiz heard from Mike's Irrigation. He touch base with Mr. Ruiz at the end of the month to provide an update. He said he found a new well driller that has been better to work with.

New Business

Vote to add new Board member: Sue McGill motioned to appoint Chip Kaczynski for a 2 year term ending in 2025. Ed Magnani seconded the motion, and it carried unanimously. The additional open position will be filled at the 2023 Annual Meeting.

Remote guarding kiosk and stanchion arrival: Remote guard stanchion will arrive to St. Moritz at the end of February. The precise location of the stanchion must be determined then a concrete base must be installed along with power supply. Once the system is operational the gatehouse will be unmanned in the late night hours during the third shift. Guest access control will be processed by the remote guard accessible via the kiosk/stanchion.

Discussion on Ficus trees along Wiggins Drive: The board is concerned the Ficus trees are irrevocably damaged. Several arborists have been contacted to come and evaluate the Ficus trees and provided a written evaluation. The board may have to consider replacing the Ficus trees and that option will be explored in greater detail later.

Power washing of east and west planter walls: Sue McGill motioned to approve the \$1,500.00 proposal to power wash the planters, all four outside walls including parts of the wall East of Wiggins Bay Villas.

Possible dock owners walkway adjacent to Princeton Place One: Docks are going to be rebuilt. There is a discussion about connect walkways. This would alleviate foot traffic around Princeton Place One parking lot.

Discussion on capital project for 2023 per reserve schedule:

- a) Sealing of roadways: Seal coating will be done in 2023. Guillermo Ruiz will work on getting quotes from Bain Sealcoating and Bonness.
- b) Barcode reader replacement: This is up for discussion.
- c) Perimeter wall repair and painting: The board feels painting the exterior wall can be deferred.
- d) Gate house roof: The board feels replacing the gate house roof can be deferred.
- e) Pond erosion control: This is up for discussion.

Adjournment

Meeting was adjourned at 9:47am by Ed Magnani.

Minutes submitted by: Guillermo Ruiz, Community Association Manager