

Wiggins Bay Foundation, Inc.

Board Meeting Minutes

November 18, 2022

Opening

The Board Meeting of Wiggins Bay Foundation, Inc. was called to order at 3:08 pm on November 18, 2022 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

Approval of Minutes

Approval of the October 28, 2022, board meeting minutes was tabled.

Treasurer's Report

Jim reported on the October financials. Nothing of concern to report.

Open Issues

Updating Owners with status of hurricane repair:

Hurricane clean up is 90% complete.

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

Exotics in conservation area: An extension was requested.

Paver repairs: Various pavers along Horse Creek Drive were repaired.

New Business

Public insurance adjuster: Jim Offerman reported speaking to a public insurance adjuster. WBF does not have enough a large enough claim to pursue engaging the public adjuster.

St. Moritz gatehouse contract: The board interviewed three companies including the incumbent contractor. The board voted to engage St. Moritz. The new company will transition to an unmanned third shift to reduce overall costs as part of their contract.

Dwelling Live visitor management system: WBF computer in the gatehouse was damaged by flooding. The access control system, Capsure, was lost as a result. The board

is considering upgrading to a more modern and widely used system called Dwelling Live. Alternatives are being investigated as well.

Sheriff patrol within WBF: Ed Magnani talked to the sheriff's office and arranged for patrols inside the community.

Overall property damage: Ed Magnani reported Vision Turf Care did an excellent job cleaning up the debris after the storm and they had the roads open the next day. The hurricane damaged a lot of the landscaping. The board will request Vision Turf Care complete an assessment of all the landscaping damages and provide a cost estimate to restore everything.

Irrigation repair: A long extension cord was run to the irrigation timer as a temporary solution to restore power to the irrigation controller. Final repairs will be done by an electrical contractor.

Roadway and landscape lighting: Bay Electric fixed the street lights.

Gatehouse repair: The flood damaged the bathroom door and computer inside the gatehouse. Some of the drywall may need to be cut out and replaced.

2023 budget review: The board approved the draft budget to be sent to the members along with a notice of an upcoming board meeting for final approval.

Adjournment

Meeting was adjourned at 11:05 am by Ed Magnani.

Minutes submitted by: Guillermo Ruiz, Community Association Manager