

Colony at Wiggins Bay Condominium Association Inc.
Not For Profit Corporation

August 29th, 2025 Meeting Minutes

A Board Meeting was held on Friday August 29th, 2025, at 650 Wiggins Bay Dr. Naples FL 34110.

Directors Present:

Steve Sorg – President
Brian Logan – Vice President
Susan Jurczak – Director
Lasse Ingebretsen – Treasurer
Maureen Peterson – Secretary
Also Present: Mike Dean, Manager

Call to Order

Steve Sorg called the meeting to order at 2pm.

Establish a Quorum

A quorum was established with all Board members present in person.

Proof of Notice of Meeting

The meeting notice was posted 48 hours in advance of the meeting date in accordance with the Florida Statutes.

Pooled Reserves

The Board discussed the difference between Pooled and straight line reserve structure. This discussion was a result of the reserve study. Straight Line reserve funds can only be used on what there were specifically reserved for. Pooled Reserves allows funds to be used for items that are reserve expenses but may not be fully funded at the time its used. The new Condo laws allow the Board to change the reserve from straight lined to pooled with a vote of the Board.

Steve Sorg made a motion to change the reserve structure from straight line to pooled reserve structure. Maureen Peterson seconded the motion and it passed unanimously.

Budget and reserve study

The Board discussed the reserve study and its impact on the budget.

Dryer Vents

Damage has been identified where the dryer vents come through the roof. They will need to be secured and sealed where they go through the roof.

Steve Sorg made a motion to approve spending up to \$5,000 to repair the dryer vents that aren't correctly sealed when they come through the roof. Brian Logan seconded the motion and it passed unanimously.

Management will notify the affected units when the repairs will be done and Brian Logan and Steve Sorg will be onsite to assist with access in cases where the residents won't be home.

Cleaning Company

The Board discussed the cleaning contract. Proposals were submitted for review. The Board will reach out to the existing contractor regarding what's included in the contract and their service performance.

Adjournment

Steve Sorg made a motion to adjourn the meeting, Brian Logan seconded the motion, and it passed unanimously. Meeting was adjourned at 2:32 pm.