



Princeton Place 3
at Wiggins Bay Foundation

Board of Directors Meeting
September 26, 2025 – 9:00 M
VIA TEAMS - 1044 Castello Drive, Naples, FL 34114

- 1: Call to Order
- 2: Proof of Notice and Establishment of a Quorum
- 3: Review and Adoption of Minutes (8/19/25 and 8/29/25)
- 4: Treasurer's Report:
 - Special Assessment Final Report (attached)
 - LOC Renewal
 - Budget Preparations
5. OLD BUSINESS
 - A) Update Fire Systems Project (Tom)
 - B) Elevator Maintenance Issues (Deb)
 - C) South Wall Project Update: (Kevin)
 - Roof Repairs
 - FL Engineering - Plan Specifications and Blueprints 5.
 - D) Electric Room Wall Repairs Update (Kevin)
 - E) Condominium Documents Rewrite (Kevin)
6. NEW BUSINESS:
 - A) Electronic Voting
 - B) A/C Inspections
- 7: Adjournment

Microsoft Teams

[Join the meeting now](#)

Meeting ID: 234 162 821 118 5

Passcode: Hy6SP396

Dial in by phone

[+1 323-618-1970, Passcode](#)

[543922999#](#)

SPECIAL ASSESSMENT-FINAL REPORT**10-Sep-25**

	ORIGINAL \$K	REVISED \$K	ACTUAL \$K
SIRS RESERVE (STRUCTURAL)	46	46	46.3
GENERAL RESERVE			
SOUTH WALL PROJECT			
ROOF REPAIRS (COLONIAL)	5		
LEAK REPAIRS (ELIAS)	7		
DRAINAGES FIXES (ELIAS)	9		
LEAK TESTING (McLEOD)	15	5	4.9
LEAK REPAIRS (McLEOD)	97	57	56.6
ENGR STUDY-SOUTH WALL		10	5
S/TOTAL	133	72	66.5
ELEVATOR UPGRADE PROJECT			
ELEVATOR		41	40.8
FIRE SYSTEMS		20	25.4
S/TOTAL		61	66.2
GENERAL RESERVE TOTAL	133	133	132.7

SPECIAL ASSESSMENT TOTAL	179	179	179
\$4850 PER UNIT			