

Wiggins Bay Foundation, Inc.

Meeting Minutes

January 18, 2024

Call to Order

The Board meeting of the Wiggins Bay Foundation, Inc. was called to order at 9:00 am on January 18, 2024 via Zoom Meeting and teleconference by Sue McGill.

Proof of Notice

The meeting notice was mailed to all owners as well as posted in a conspicuous location on the property 14 days in advance of the meeting date in accordance with Section 720 of the Florida Statutes.

Establish a Quorum

Present:

Sue McGill, President

Chip Kaczynski, Secretary

Bill Knab, Director

Maureen Shallcross, Director

Janet Howard, Manager

Mike Dean, Manager

Approval of Minutes

Chip Kaczynski to approve the minutes of the November 16, 2023, meeting as presented. Sue McGill seconded the motion, and it was carried unanimously.

Treasurer's Report

Sue McGill gave a report on the current finances. Vendors are all paid up to date and the Association is in good financial standing. There have been lots of owners that have caught up with the special assessment payments. Discussed having an audit. A motion was made by Maureen Shallcross to have the audit, second by Chip Kaczynski, and passed unanimously.

Manager's Report

- a. New Property Manager: Mike Dean was introduced as the new property manager.
- b. Repair of the broken pedestal was discussed. The contractor didn't notify management they were doing the install yesterday. By the time it was noticed that the install was not in the correct location, and too close to the road, the contractors crew was notified it was too late. Due to the fact that the top on the new pedestal

- and the existing pedestals don't match, the contractor will be contacted and will hopefully address both issues.
- c. The timers and lights at the fountain were discussed. Maureen Shallcross and Mike Dean had met the contractor last week and asked about the fountain. They were told it would be repaired right away. Apparently, they haven't completed the work. Mike Dean will contact the fountain company to check on the status.
 - d. Sue McGill talked about the menu option on the website for maintenance issues. The purpose is to report maintenance issues (not suggestions).
 - e. Sue McGill talked about the challenges in getting all of the systems and respective property owners' associations to "talk." There are a number of entities involved, and the delay in the notification at closings as well as owner information that changes, and isn't being updated.
 - f. Maureen Shallcross talked about the establishment of a Dropbox account. The Board will have access to where all contracts etc. can and will be maintained.

Committee Update

- a. Landscaping: Sue McGill gave a big shout out to Maureen Shallcross and all the great work that was going on. Maureen Shallcross gave the report on the landscape project status. 80% of the entrance project is complete. Still have more to accomplish on the west side of the property. A question was asked about the status of the generator at the entrance. Maureen Shallcross said it was put there by the County and we didn't have any say in how long it would be there.
- b. A community member asked the status of sealcoating. It was explained that once the majority of the construction is complete, the Board will be set that project up.
- c. Growth Management Committee/Tract10: Bill Knab reported the working group will be having a meeting soon. He also reported that Tract10 was subject to the WBF declarations.

Old Business

- a. Front Gate Status: Maureen Shallcross reported that the implementation of the DwellingLIVE software and systems has been going slower than expected. It looks like it will be February 1 before it's fully up and running. New cameras are all in place and working. Drivers can't "piggyback" into the gate with cars in front of them, because the gate will impact the following vehicle. Maureen Shallcross also mentioned that if anyone had issues in setting up with DwellingLive to feel free to contact her for help. Sue McGill talked about the importance of owners keeping WFB updated with their contact information which will help transactions run more efficiently. A question was asked concerning adding vendors to system. Maureen Shallcross said she has been editing the vendor list in the system to remove duplicates.
- b. Dock Owners "arrowhead" parcel: no updates to report.

- c. Conservation Easement of South Towers: Sue McGill discussed this project which is currently focused on removal of exotics from the preserve areas. The Dock owner's association would take care of what they own.

New Business

- a. Chip Kaczynski talked about the salinity issues in the ponds and the steps they are taking in conjunction with the lake management company to figure out where the salinity issue is coming from and what can be done to mitigate it. They are talking about the possibility of hiring an Engineer to look into possible solutions.
- b. Villas Preserve Committee – This committee would be involved in the conservation easement. Sue McGill made a motion to establish the Committee to be headed by Regina Chilcoat. General Discussion

The Board is looking into having meetings at the Club and maybe having it streamed for those that can't make it in person. They are reaching out to members of the community to see if anyone may have any experience streaming meetings beyond Zoom,

Susan Windsor stated that she wanted to be on the Villas Preserve Committee and asked about the possibility of removing some of the dead trees (which at as "fuel") in that area. The answer from Sue McGill was that no action could be taken without a plan created by an environmental engineer and approved by the county.

Richard – Talked about a broken sprinkler head that needed attention.

Mr. Averetto – asked that the meeting minutes be updated on the website

Mary Massaro – Discussed the issue of speeding in the community and the danger it poses to walkers. General discussion followed about how to address this issue.

The Board asked if anyone had anything for the newsletter to please send it to Maureen Shallcross.

Adjournment

Sue McGill moved to adjourn the meeting at 10:15 AM. Chip Kaczynski seconded the motion and it carried unanimously.

Minutes submitted by: Mike Dean, Community Association Manager