

Wiggins Bay Foundation, Inc.

Budget Meeting Minutes

October 31, 2024

Call to Order

The Board meeting of the Wiggins Bay Foundation, Inc. was called to order at 10:32 am on October 31, 2024 via Zoom Meeting and teleconference by Maureen Shallcross.

Proof of Notice

The meeting notice was emailed to all owners as well as posted in a conspicuous location on the property more than 48 hours in advance of the meeting date in accordance with Section 720 of the Florida Statutes.

Establish a Quorum

Present:

Maureen Shallcross, President

Sue McGill, Vice President

Bill Knab, Director

Gina Chilcoat, Treasurer

Mike Dean, Manager

Approval of Minutes

Minutes for the September 26 meeting were presented. Sue McGill motioned to approve, Bill Knab seconded and the motion passed unanimously.

Treasurers Report

Gina Chilcoat gave the report. Operation currently has \$460,999.40, reserves has 4338,568.06. Total of \$819,233.41. Maureen Shallcross motioned to accept the Treasurers report, Sue McGill seconded the motion passed unanimously.

Managers Report

Wall painting – a proposal has been presented for the painting and repair of the west wall. A motion was made by Maureen Shallcross to approve Elias Brothers Contract to paint the wall not to exceed \$22,140. Gina Chilcoat seconded and the motion passed unanimously.

Gatehouse Roof – The gatehouse roof will be completed soon.

Gate House Upgrades – working with the contractor to finalize the contract.

Committee Updates –

Landscape – West Wall paver path is completed. Helene and Milton update. The community has had wind/salt damage from the storms. The landscaper will wait until the majority of the leaves come down before we do the last clean up before we get the mulch installed. The county has been notified about the drainage swales in front of the community and will be addressing them in the coming months.

Track 10 – Proposals for a fence along the area where track 10 will be developed have been received. There will most likely be a combination of a fence and landscape to block that area.

Summit - The Board is working with Summit to establish a plan for implementation.

New Business

Budget Approval – The 2025 budget was presented. The 2025 dues would be \$1,869 per unit per year. Maureen Shallcross motioned to approved the 2025 budget as presented. Sue McGill seconded and the motion passed unanimously.

Board Seat opening - Chip Kaczynski has submitted his resignation from the Board effective October 31, 2025. The Board has asked Mike Snyder from Bermuda Cove to join. Maureen Shallcross made a motion to appoint Mike Snyder to fill out the balance of Chip Kaczynski's term. Sue McGill seconded the motion and it passed unanimously.

Hurricane Damage – addressed in the landscape committee report.

Gate removal during the storm – the Board reviewed the decision to take down the gates before Milton.

Open House Policy – A new policy for open houses. Realtors for the community were asked for their recommendation's. The new policy was presented. Maureen Shallcross made a motion to accept the new policy. Gina Chilcoat seconded and the motion passed unanimously.

Gate House Task Force – Maureen Shallcross contacted the Board Presidents to talk to their Board members and community members about the following options. 1. Do we stay status quo? 2. Do we enforce the gate rules and use of Dwelling Live. 3. Convert to a hard gate and liftmaster gate system similar to the towers.

Next meetings – because of the holidays the Board will be moving the next meetings. They will be Friday November 22 at 10:30 and December 20th at 10:30.

Maureen Shallcross moved to adjourn the meeting at 11:48 AM. Bill Knab second the motion and it carried unanimously.

Minutes submitted by: Mike Dean, Community Association Manager