

Wiggins Bay Foundation, Inc.

Meeting Minutes

June 27, 2024

Call to Order

The Board meeting of the Wiggins Bay Foundation, Inc. was called to order at 10:00 am on June 27, 2024 via Zoom Meeting and teleconference by Maureen Shallcross.

Proof of Notice

The meeting notice was email mailed 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
Chip Kaczynski, Secretary
Bill Knab, Director
Sue McGill, Vice President
Gina Chilcoat, Treasurer
Mike Dean, Manager

Approval of Minutes

Chip Kaczynski motioned to approve the minutes of the May 23, 2024 meeting min as presented. Sue McGill seconded the motion, and it was carried unanimously.

Treasurer's Report

Gina Chilcoat gave the report. The reserve account balance is \$349,878.74. The operating balance is \$938,431.80, Toal of \$1,310,685.69 operating and reserves. Current on all bills. Chip moved to accept the treasurers report, Bill seconded and the motion passed unanimously.

Manager's Report – Mike Dean

- a. Gate House Roof – Proposals were collected for the roof replacement at the gate house. Discussion was had about the best metal roofing material to use. The proposals vary a lot. Management will get additional proposals for the same metal roofing material that ABC provided for a better comparison and confirm that the metal roof product is the best possible material.
- b. Gate House Nighttime procedure change – Starting the second week in July the front gate will be activating a remote gate attendant for the visitors gate during the

third shift (10 pm – 6am). For the first 14 days there will be an attendant in the guardhouse to be sure things go well. After that the 3rd shift onsite attendant will be removed. It is very important that all owners are on the DwellingLive system and have their guests and service providers in the system.

- c. Tree Trimming – Quotes have been received for trimming of the dead in the oaks along Horse Creek Rd. The Ficus will be trimmed and two oaks will be removed near the Ficus.

Committee Update

- a. Summit: Bill Knab gave the report on the Summit renewal status. A meeting will be held with the sub association Board Presidents to discuss the options. A survey will be done of each association to find out which option members are most interested in. The options were discussed which will be posted to the website.
- b. Track 10 – Bill gave the report – The county has taken control of the deed. There should be a plan from the county coming the end of July. Possible drainage issues that would affect track 10 and possibly the dock owners is being discussed with the county.
- c. Landscape Management Committee – Maureen Shallcross gave the report – Touched on the Horse Creek Tree trimming, The last items in the Ian landscape renovation are getting completed. The committee is talking about holding off on the installation along Horse Creek until they know what is happening in track 10. Lighting will be going in on next Wednesday.

New Business

- a. General Discussion – A resident discussed the affect that Ganoderma disease is having on the palms in the community and how important it was for the landscape companies to be aware of this disease. It's very easily spread and disposal of diseased trees needs to be done correctly.
- b. Another resident asked about the timeline for the Dock completion. The date given was August 15.

Maureen Shallcross moved to adjourn the meeting at 11:05 AM. Chip Kaczynski second the motion and it carried unanimously.

Minutes submitted by: Mike Dean, Community Association Manager