

Wiggins Bay Foundation, Inc.

Meeting Minutes

July 25, 2024

Call to Order

The Board meeting of the Wiggins Bay Foundation, Inc. was called to order at 10:30 am on July 25, 2024 via Zoom Meeting and teleconference by Maureen Shallcross.

Proof of Notice

The meeting notice was email 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
Gina Chilcoat, Treasurer
Mike Dean, Manager

Approval of Minutes

Chip Kaczynski motioned to approve the minutes of the June 27, 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 \$311,995.74. The operating balance is \$784,414.65, Toal of \$1,096,409.39 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 have been collected for similar roofing materials. The proposals will be presented to the Board for approval.
- b. Remote Attendant update – There have been a few issues with the system. One issue has been a malfunction in the system. The person at the RAD console on site can hear the remote attendant but the attendant can't hear the person onsite. St. Moritz is aware of this problem and is working to correct it. The other issue is that Sunday July 21 at 2 am a car stopped briefly at the Kiosk then proceeded to go forward through the gate and broke it off. The attendant was in the restroom at the

time and didn't witness the event. The attendant called their supervisor and was told to file a report and let the manager know on Monday. The manager will be working with St. Moritz to resolve these issues. For now, the onsite attendant will be staying in place.

Committee Update

- a. Summit: Bill Knab gave the report on the Summit renewal status. The survey results are in. The most popular choice was the Summitt internet with the Summit TiVo content provider option. General discussion was had about the contract details and price escalators. Maureen Shallcross made a motion to allow Bill Knab to negotiate the Summitt renewal contract on behalf of Wiggins Bay Foundation. Chip Kaczynski seconded and the motion passed unanimously.
- b. Track 10 – Bill gave the report – There will be a July 30th progress meeting, The extension of the wall and type of buffer required. An update will be available at the next Board meeting.
- c. Landscape Management Committee – Maureen Shallcross gave the report – The committee is winding down the Special Assessment work. The plan is to have everything completed before everyone comes back in October. A question was asked about the conditions of the landscape behind the club. The membership was encouraged to contact the Clubs manager to put pressure on them to do something about the areas behind the pool by the pond.

New Business

- a. General Discussion – A resident discussed the security at the gate. A review of the gate policy was discussed as well as what options we may have going forward in regard to gates and security.

Maureen Shallcross moved to adjourn the meeting at 11:13 AM. Chip Kaczynski second the motion and it carried unanimously.

Minutes submitted by: Mike Dean, Community Association Manager