

Wiggins Bay Foundation, Inc.

Meeting Minutes

April 25, 2024

Call to Order

The Board meeting of the Wiggins Bay Foundation, Inc. was called to order at 9:30 am on April 25, 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

Regina Chilcoat, Treasurer

Bill Knab, Director

Sue McGill, Vice President

Mike Dean, Manager

Approval of Minutes

Chip Kaczynski to approve the minutes of the February 15, 2024 meeting min as presented. Bill Knab seconded the motion, and it was carried unanimously.

Treasurer's Report

The financials from March were not ready prior to the meeting and will be reviewed at the next Board meeting.

Manager's Report – Mike Dean

- a. Gate House Roof repairs – the Board has collected proposals for the reroofing of the gate house. Money is in reserves for this expected expense. Discussion was had about the type and style for the new roof. Sue McGill made a motion to approve an amount up to \$20,000 for gatehouse upgrades. Bill Knab seconded and the motion passed unanimously.
- b. Road sealing – Bain Sealcoat will be sealing all of the Foundations roads starting on May 20th. Notification will go out prior to the start of sealing with the details of which roads when.

- c. A plumbing contractor met Mike at the drain with the root in it. They investigated and found that the drainpipe didn't appear to be connected to anything or it had become disconnected from the other pipe. More investigating will be done to confirm whether or not there are more pipes there.

Committee Update

- a. Summit: Bill Knab gave the report on the Summit renewal status. The presidents of all of the sub associations met at the club to review the overview of Summit's proposal and the options included. They will be meeting again in June.
- b. Landscape Management Committee – Maureen Shallcross reported that the Ian renovation projects are going along well and on budget. Hourse Creek west side outside the fence is the next area. There is a proposed Butterfly Garden near where the walk through gate is. The planting is on hold until the fall. An Arborist has looked at all of the trees on Horse Creek to determine their conditions. Based on their recommendations there may be 12 trees that need replaced. The trees by the pond near the Club opposite Princeton Place look bad and need to be addressed. Members were encourages to reach out to the Club Manager to see if they would address them. The uplighting of the trees will be done as part of the Ian project shortly.
- c. Track 10 – They met in March with Ed Flynn of the County. They are in the very beginning stages of the process at this point. They will be meeting in June to discuss the County's plans and progress.
- d. Preserve Committee – Gina Chilcoat had a contractor look at the preserve areas. The Board is working with the Villas to figure out which entity is responsible for the costs.

Old Business

- a. Front Gate Status: Maureen Shallcross reported about the implementation of the DwellingLIVE software and systems. She opened the floor for comments. General discussion about the process and possible ideas about how to address some issues came up. The Board is considering putting a scanner in the residents lane to aid in keeping cars moving.

New Business

- a. Streetlights – A long time ago the streetlights were 220 volts it was upgraded to a 110 volt system. During Ian water got into the conduit and the wires fused together. They have run temp lines on the surface to keep the lights on. They will have to do a couple of bores to put new electric lines in. Maureen Shallcross made a motion to approve an amount not to exceed \$10,000 to pay for the repairs. Sue McGill seconded and the motion passed unanimously.

- b. Lake Watch – Maureen Shallcross has received training to test the lake. She will be testing it regularly and reporting it as part of the lake watch program. The outflow on track 10 will also be monitored.
- c. Adjournment

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

Minutes submitted by: Mike Dean, Community Association Manager