

# Wiggins Bay Foundation, Inc.

## Meeting Minutes

May 23, 2024

### **Call to Order**

The Board meeting of the Wiggins Bay Foundation, Inc. was called to order at 9:30 am on May 23, 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

Mike Dean, Manager

### **Approval of Minutes**

Chip Kaczynski to approve the minutes of the April 25, 2024 meeting min as presented. Bill Knab seconded the motion, and it was carried unanimously.

### **Treasurer's Report**

Maureen Shallcross gave the report. The reserve account balance is \$365,844.67. The operating balance is \$1,045,102, Total of \$1,410,946.67 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. Road Sealing – Project is underway. The Board appreciates everyone's patience. Will be completed on the 30<sup>th</sup>.
- b. Gate House Rules – Mike met with Chuck from St. Moritz to deliver and discuss the gate house rules. All the guards will be presented with a copy and they will sign them to acknowledge that they will follow them. Guard discipline was also discussed at the meeting. St. Moritz has a three strike type of progressive disciplinary system. St. Moritz will notify Wiggins Bay Foundation if/when any guards are in that protocol. The remote guard system was also discussed. The

- system will be tested for a couple of weeks with a remote guard and an onsite one too. Once the system is confirmed to be working correctly the onsite guard will be removed. That test should take place the second week in June. Maureen asked management to add a line to the for reporting issues that included comments/concerns about the Guards or gate procedures.
- c. Gate House roof – The roofing proposals have been presented to the Board. Questions came up about the warranty and type of metal roof that will be installed. Management will gather the information and get it to the Board. Quotes will also be gathered for redoing the counters/desk area in the guard house.

### **Committee Update**

- a. Summit: Bill Knab gave the report on the Summit renewal status. A meeting will be set up with Direct TV to discuss the options and pricing. Once that information is compiled a meeting will be set up with all the association presidents to discuss the next steps.
- b. Track 10 – Bill gave the report – The debris pile has been moved. The association will be meeting with the county to review the planning. A big concern is the wall/landscape screening.
- c. Landscape Management Committee – Maureen Shallcross reported that the golf course project across the street has bored a line to tie in the Electric. Management will be watching it to be sure any damage that's done is repaired. Three Arborists from different companies were contacted to evaluate the Oaks along Horse Creek and provide trimming/removal estimates. A motion was made by Maureen Shallcross to approve an amount not to exceed \$12,000 for tree trimming and removal along Horse Creek Dr. Chip Kaczynski seconded, and the motion passed unanimously. Street light repairs are complete. In Rush will be providing a map of the system will all have active lines. The damage from Ian required that some areas be abandon and the map will help identify the new/repared from the abandoned.

### **New Business**

- a. Tree up lights – After the sealing is complete the uplighting will be installed.
- b. General Discussion – The pedestrian gate on Horse Creek was discussed. An Electric Bicycle was stolen from Harborside and the fact that the gate is unlocked came up. Management will be getting quotes for powder coating and installing a combination lockset. A member mentioned the possibility of having a web cam install in a couple of places. Maybe a realtor could sponsor it.
- c. Next meeting was set for 10 am June 27<sup>th</sup>.

Maureen Shallcross moved to adjourn the meeting at 10:29 AM. Chip Kaczynski second the motion and it carried unanimously.

Minutes submitted by: Mike Dean, Community Association Manager