

Wiggins Bay Foundation, Inc.

Budget Meeting Minutes

January 30, 2025

Call to Order

The Board meeting of the Wiggins Bay Foundation, Inc. was called to order at 10:32 am on January 30, 2025 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

Gina Chilcoat, Treasurer

Bill Knab, Director

Mike Snyder, Secretary

Mike Dean, Manager

Approval of Minutes

Minutes for the December 20th Board meeting were presented. Maureen Shallcross motioned to approve, Mike Snyder seconded, and the motion passed unanimously.

Treasurer's Report

Gina Chilcoat gave the report. Total accounts currently have \$1,073,848.09, reserve CD has \$271,063.73. The website will be updated with the 2025 budget and financials.

Manager's Report

Gatehouse – The interior renovation is almost fully completed. There are a few punch list items still open but everything should be completed shortly. The wires from the barcode reader were cut and the wiring needs to be replaced. We are waiting on the gate company to rewire the barcode reader.

Committee Updates –

Summit Conversion – Bill Knab gave the update. Summit has upgraded almost 199 homes. All conversions have been stopped by the Board of Directors until Summit can deliver a more stable product. There have been outages and reception issues with the new installs. Discussion was had by the Board and members of the community. Resident Chesley Oriel recommended getting an Attorney involved. If your service isn't working correctly please contact Summit. The chat seems to be the best way to communicate with them. The Board will notify the community when the new installs will be restarted.

New Business

Mike Snyder gave a report on Solitude Lake Management – Mike has reviewed the contract and met with the representative. The contract includes spot treatment for aquatic weeds along the edge of the pond as well as algaecide to keep the pond looking good. Overall he feels that the contract and services look good.

Annual Meeting – The annual meeting of the members will be held on March 27th at the Tarpon Club. Notices will go out shortly.

The plans for the drains and easements has been requested from the county. Hopefully they will get them to us shortly. They will be used to establish which community is responsible from which drains. It will also be used for a reserve study.

A resident expressed concern about the use of drones in the community. The Board may consider a drone policy in the future.

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

Minutes submitted by: Mike Dean, Community Association Manager