

Wiggins Bay Foundation, Inc.

Board Meeting Minutes

December 4th, 2025

Call to Order

The Budget Approval Board meeting of the Wiggins Bay Foundation, Inc. on Thursday, December 4th, 2025, via zoom was called to order by Maureen Shallcross at 10:31 am

Proof of Notice

The meeting notice was mailed and 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
Bill Knab, Director
Gina Chilcoat, Treasurer
Mike Snyder, Secretary
Mike Dean, Manager

Reading of minutes - Mike Snyder made a motion to approve the minutes from the October 23rd meeting minutes as submitted. Maureen Shallcross seconded and the motion passed unanimously.

Treasurers Report – Gina Chilcoat gave the treasurers report. The current operating account balance is \$343,338.59. The reserve account balance is 270,034.85 including CDs. Total of \$637,987.18 in all accounts.

Sue McGill made a motion to approve the treasurers report. Bill Knab seconded, and the motion passed.

Manager's report

Lights on horse creek – the lights on horse creek that are out will be repaired shortly.

Pedestrian Gate – Reminder that the gate code is C1968.

Depressions on the roadways – The Board is looking into some areas that appear to be sinking next to the curb.

Flowers/Mulch – all the fall flowers and mulch have been installed.

Invoices for dues – due to a issue at the bank the invoices didn't go out on time. Invoices have been sent out, and you should be receiving them shortly. Please contact Paramont if you would like to be emailed an invoice.

Old Business

Easement for Clusia planting – The easement agreement between Cove towers and the Foundation was discussed.

Maureen Shallcross made a motion to approve the easement agreement and authorize her to sign that agreement on behalf of the Wiggins Bay Foundation Board of Directors. Bill Knab seconded the motion. Discussion was had on the agreement and a vote was taken. The motion passed 3-2 with Gina Chilcoat and Sue McGill voting nay.

New Business

Landscape Maintenance Contract – The proposals received for landscape maintenance were discussed.

Maureen Shallcross made a motion to engage Yellowstone Landscaping as the new landscape maintenance contractor for Wiggins Bay Foundation. Gina Chilcoat seconded the motion, and it passed unanimously.

Annual Meeting Schedule – The 2026 annual meeting will be held on March 26th at 10:30 at the Tarpon Club.

Summit – Bill Knab talked about the installs for the upgrade.

Adjournment

Maureen Shallcross made a motion to adjourn the meeting. Sue McGill seconded and the motion passed unanimously.