

# **Wiggins Bay Foundation, Inc.**

## **Board Meeting Minutes**

**May 22, 2025**

### **Call to Order**

The Board meeting of the Wiggins Bay Foundation, Inc. on Thursday, May 22, 2025 via zoom was called to order by Maureen Shallcross at 10:32 am

### **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 Dean, Manager

#### **Absent:**

Mike Snyder

Four Board members were present.

### **Reading of minutes**

The minutes for the April 24, 2025 Board meeting and the April 24, 2025 Organizational meeting minutes were presented. Maureen Shallcross made a motion to approve the minutes as submitted. Sue McGill seconded the motion, and the motion passed unanimously.

### **Treasurer's Report**

Gina Chilcoat gave the report – As of the April 30<sup>st</sup> 2025 financials we currently have \$661,775.52 in operating, \$47,865.66 in reserve account. Operating CD of \$251,008.82, Reserve CD for \$265,269.07. Total of \$1,257,110.25. We are up to date with all our bills. Sue McGill asked about the status of the irrigation water meter. The meter has been replaced and no billing will be charged for the months there wasn't a meter.

The past due aging report was discussed. One resident has been past due for over a year and a half. The proper procedure with the Attorneys office have taken place. The Attorneys office has asked if the Board wanted to proceed with the foreclosure process.

Regina Chilcoat made a motion to proceed with the Foreclosure process on the past due homeowner. (note that no names or addresses can be discussed in the open meeting) Sue McGill seconded the motion and it passed unanimously.

Maureen Shallcross made a motion to accept the treasurer's report. Sue McGill seconded and the motion passed unanimously.

### **Manager's Report**

The pedestrian gate on Horse Creek has been installed. The code is C1968.

The West wall painting has been completed and looks good..

A large Oak tree that was standing dead has been removed. Discussion was had about where to place the new one that the county requires we plant. Discussion will be had with Princeton Place POA regarding the placement.

A quote has been provided by Vision Turf to remove the dead limbs from the Oaks along Horse Creek. The quote was more than expected so two more quotes from other companies will be needed.

The water meters for Bermuda Cove have been lifted by the county this week. We are working with the county to be sure everything is put back the way it was found.

InRush Electric is in the process of repairing a few lights on Horse Creek that are out. They should be done shortly.

The incident at the gate where a car pulled up with a small fire in the front brakes of the car was noticed. The incident was witnessed by Maureen Shallcross and Sue McGill. Maureen Shallcross asked if a letter of commendation could be written for Sandy Myers for her prompt actions on that day. Management will write the letter and get it to St. Moritz and her manager.

### **Committee Updates**

Landscape Committee – Maureen Shallcross gave the report. The irrigation issues were discussed. The Manager will be meeting with Richard from Vision Turf to discuss the irrigation issues and plant replacements. The flowers aren't looking that great. We need them to make it to August

Summit – Bill Knab gave the report. Summit has done significant upgrades to the TiVo system. They have also provided new power cords for the new installs. A survey was done to gauge the effectiveness of the proper cords and it appears to be 20% effective. Responses to the Board's surveys are greatly appreciated and go along way to help judge the status of the upgrade. Discussion was had about the Attorney's letter to Summit. The Board will be in contact with the Attorney to see if there has been any response.

Storm Water – Sue McGill gave the report. The Engineering firm has completed the first three parts of the four part process. The report will be put up on the website of all of the work that's been done so far. The next step will include the Engineers putting cameras down some of the drains to check their status and if there is any debris in them. More to come as they complete the final steps.

Reserve Study - Gina Chilcoat gave the report on the Reserve Study proposals that Mike Snyder has been working on. Mike wasn't available to be at this meeting. Discussion was had on the three proposals which are posted on the website.

Maureen Shallcross made a motion to accept the proposal from the Reserve Study Institute. Gina Chilcoat seconded the motion and the motion passed unanimously.

### **Old Business**

Mike Ryan spoke about converting unmanned hard gates to. He is in the process of polling the Buildings through the sub associations to see what interest is in converting. More work needs to be done to find out how much interest is in converting then we can move to the identifying solutions part.

Maureen Shallcross talked about alligator safety. Please be sure to leave them alone. Remember that it is illegal and very dangerous to harass alligators.

### **Adjournment**

Maureen Shallcross made a motion to adjourn the meeting. Gina Chilcoat seconded and the motion passed unanimously. Meeting was adjourned at 11:59 am.

Minutes submitted by: Mike Dean, Community Association Manager