

Wiggins Bay Foundation, Inc.

Board Meeting Minutes

September 25, 2025

Call to Order

The Board meeting of the Wiggins Bay Foundation, Inc. on Thursday, September 25th, 2025, via zoom was called to order by Maureen Shallcross at 10:30 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

Mike Snyder, Secretary

Bill Knab, Director

Mike Dean, Manager

Reading of minutes

The minutes for the August 28th, 2025, Board 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 August 2025 financials we currently have \$532,001.05 in operating, Reserve CD for \$268,685.22. Total of \$832,362.09. The budget approval meeting will be on October 15th at 10:30 am notices will be sent out to all shortly and will include a copy of the proposed budget.

Maureen Shallcross made a motion to accept the treasurer's report. Mike Snyder seconded, and the motion passed unanimously.

Manager's Report

The budget and meeting notice will be going out shortly. Please note that if you sent Paramount an electronic transmission consent form you will only be receiving an email from us with the meeting information and copy of the 2026 proposed budget you will not receive any US Postal service mailing. If you want a paper copy mailed you must contact Paramount.

Another friendly reminder that if you change your email address, mailing address, have someone else take care of your bills you need to contact Paramount and notify us so we can make corrections to your contact information.

With everyone coming back the pedestrian gate on Horse Creek will be getting more traffic. The code is C1968 and the handle turns to the east. Coming in turn the handle to the east as well as going out.

We have some palm trees that have Ganoderma disease. It's very contagious to other trees. The landscaper is under strict orders to remove them as soon as they see any evidence of the disease.

As was discussed at the last meeting light poles have been damaged by the landscapers mowers and hand held equipment. A fiberglass repair company has looked at all of the lights and is repairing them at the landscapers expence. All the lights in the community have been inspected.

The exit gate sensor has been expanded and appears to be working much better.

Reminder that if you have any problems with Dwelling live gate access software please contact Paramount. We need everyone to participate and keep their guests entered.

Committee Updates

Summit – Bill Knab gave the report. There have been 27 new installations since we started back up again. They apparat to be going well and we will be monitoring to be sure things continue to go smoothly. Note that everyone has until the end of August 2026 to complete the upgrade and avoid any additional charges.

Track 10 Bill Knab gave the report. They have completed 30% of the plan so far. The committee will be meeting in late October.

Reserve Study – Mike Snyder gave the report. Reserve Study Institute Analysis: In summary the updated reserve study shows we need to update Current Cost funding from \$340K to \$732K. This funding will be budgeted to be spent over 30 years. Est per door dues increase is \$24/WBF member. The leading items resulting in the reserve budget adjustments are as follows: Street maintenance, Asphalt Pavement, Mill and Overlay. The current plan is \$114K and the updated study recommends \$263K.

Shoreline Restoration: Current plan calls for \$20K and the updated study recommends \$75K in 2040. More analysis needs to be done on level of work and responsibility of expense. Stormwater System Repair and Maintenance. Current plan has not allowed the updated study recommends \$35K.

Storm Water Sue McGill gave the report. We have been working with RDA Engineers to figure out what drain areas are located, their condition, and whose responsible for their maintenance and repair. We are in the final stages of this process. After that The Foundation will meet with the Board Presidents of all of the sub associations to review the findings.

Adjournment

Maureen Shallcross made a motion to adjourn the meeting. Gina Chilcoat seconded, and the motion passed unanimously. Meeting was adjourned at 11:26 am.

Minutes submitted by: Mike Dean, Community Association Manager