

Wiggins Bay Foundation, Inc.

Board Meeting Minutes January 22nd, 2026

Call to Order

The Budget Approval Board meeting of the Wiggins Bay Foundation, Inc. on Thursday, January 22nd 2026, via zoom was called to order by Maureen Shallcross at 10:30 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 December 4th meeting minutes as submitted. Sue McGill seconded and the motion passed unanimously.

Treasurer's Report – Gina Chilcoat gave the treasurer's report. The current operating account balance is \$832,261.90. The reserve account balance is \$254,691.16 including CD's. Total of \$1,107,585.25 in all accounts.

Questions were raised about the irrigation water bill lowering again. Management will call the county to have the water meter checked.

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

A new collection policy was discussed.

Gina Chilcoat made a motion to approve the new collection policy that the Board was working on including changes that were discussed by the Board. Maureen Shallcross seconded and the motion passed.

The Board thanked Gina Chilcoat for her work on the new collection policy.

Manager's report

Pedestrian Gate – Reminder that the gate code is C1968.

Barcodes – The gate maintenance company has been contacted to confirm that the barcode reader is adjusted correctly. With everyone getting back we have received some calls about this.

Alligators – there have been reports of an alligator in the pond behind Princeton Place. The State of Florida's requirements for removal are the following. The allegation is over 4' long, acting aggressively, and/or poses a threat to people, pets, or property. Please keep away from the edge of the pond with pets.

Landscape Company – Yellowstone had started this month. Management is working with them to be sure things go well.

Website – The Board requested a demonstration of the Engage web access om management before they commit approve using it.

Track 10 invasives – The County has cleaned up the invasive plant material that has grown over the wall on Horse Creek. A resident asked about the standing dead trees. Management will contact the County asking about the plan for their removal.

Committee Reports

Stormwater – Sue McGill gave the report.

Maureen Shallcross made a motion to approve Bonness to raise the manhole that's located between Cove Towers and Wiggins Bay Foundation by the lift station and expose the other covered manhole located in the roadway between the Villas Pool parking lot and the lift station for an amount not to exceed \$8,000. Gina Chilcoat seconded the motion and the motion passed unanimously.

Reserve Study – Mike Snyder gave the report.

Mike Snyder made a motion to spend up to \$5,000 with the attorneys office to investigate and clarify what the Foundations responsibility is in regard to the ponds including maintenance and repairs. Gian Chilcoat seconded the motion and the motion passed unanimously.

Track 10 – Bill Knab gave the report.

Nothing to report currently. A meeting of the committee is scheduled for February.

Summit – Bill Knab gave the report.

We are still trying to get a meeting set up. We are getting close to 70% upgraded so far. Complaints seem to be going down.

New Business

No work on Holiday Policy – The intention was to prevent any major construction or landscaping from taking place on Sundays or Holidays. The policy will be revised to allow deliveries and emergency repairs.

Maureen Shallcross made a motion to approve the revised no work on Holiday policy to reflect the agreed upon changes. Gian Chilcoat seconded the motion and it passed unanimously.

New Board members – There will be an open seat on the Board. If you are interested, please send it your intent to run form.

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

Community Events - Food Drive/Concert – The “Peanut Butter” drive will take place in February. Please drop off peanut butter and jelly to the box that will be at the exit by the guardhouse. If there is any interest in having a concert like last year please contact Maureen Shallcross.

Community Comments – Chesley Oriel wanted to thank the Board and Mike Dean the manager for all of their hard work for the community

Adjournment

Maureen Shallcross made a motion to adjourn the meeting. Sue McGill seconded and the motion passed unanimously. Meeting was adjourned at 11:40 am.