

Wiggins Bay Foundation, Inc.

Board Meeting Minutes

February 26, 2026

Call to Order

The Board meeting of the Wiggins Bay Foundation, Inc. on Thursday, February 26th, 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 January 22, 2026 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 \$1,111,052.09. The reserve account balance is 312,676.59 including CD's. Total of \$1,548,855.68 in all accounts.

Gian Chilcoat made a motion to change banks for operating to First Horizon Bank. Maureen Shallcross seconded the motion. Discussion was had about the move. A vote was taken and it passed unanimously.

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

Manager's report

Man hole covers – we approved money to raise the man hole covers at the last Board meeting. The one located between Cove Towers and the foundation. The other is in the street near the entrance to the

Villas pool area. The amount approved was \$8,000. When we revisited the quote with Bonness the total jumped and when added to the request to uncover the man hole in the road the new total is over \$13,000.

Sue McGill made a motion to approve an amount not to exceed \$1,500 to put a grate over the hole over the man hole on the property line between the Foundation and Cove Towners. Maureen Shallcross seconded the motion and the motion passed unanimously.

Dwelling Live – Please be sure to use Dwelling live to set up your guests, vendors and deliveries. Please contact Paramont if you have any questions.

Pedestrian Gate – reminder the gate code is C1968

ARC- Reviewed the PP1 ARC to reroute the A/C lines.

Maureen Shallcorss made a motion to approve the ARC for PP1 to move the A/C lines. Mike Snyder seconded the motion and it passed unanimously.

The painting of the building needs to be formally approved by the members of PP1 prior to Foundation approval.

Pedestrian Gate – Reminder that the gate code is C1968. We have a quote to replace them that included adding new soil to the flower beds during the installation process. I am also working with Yellowstone to get the detail work up to par and the overall look of the property where it needs to be.

Landscaping – The flowers took a beating in the cold and weren't that strong prior to the cold either.

Committee Update

Storm Water – report was given by Sue McGill

The upcoming project with the storm water was discussed.

Sue McGill made a motion to approve \$3,000 to survey the property lines around the north bank of lake one and over in the preserve by the colony swimming pool. Gina Chilcoat seconded the motion and it passed unanimously.

RDA Engineers have provided a proposal to create the specifications and to gather proposals for the re routing of the storm sewer that enters the preserve by the Caribe building.

Sue McGill made a motion to approve \$5,000 for RDA Engineers to write the specification and gather proposals to move the drainage pipe. Maureen Shallcross seconded the motion and it passed unanimously.

Track 10 – Bill Knab gave the report. The plan for the parking lot expansion in track 10 is complete. There will be a meeting of the committee shortly to review the plan with the county.

Kinsale Golf Club – Several members have voiced their concerns about the lift station and water pipes visible as you exit the community. Bill has been in contact with the County and is working to get a meeting set up to discuss what can be done to make it look better.

Summit Conversion – Bill Knab gave the report. We are about 74% converted so far. Everyone needs to contact Summit and do the conversion before August or they will be charged for the conversion.

New Business

Annual Meeting Agenda – We will be hosting County Commissioner Chris Hall at the Annual Meeting. He will be top of the agenda for the meeting.

New ARC form and Policy – Maureen Shallcross presented the new ARC policy. The policy requires any sub association to properly approve any changes with their membership prior to be submitted to the Foundation.

Maureen Shallcross made a motion to accept the policy. Sue McGill seconded the motion and it passed unanimously

Resolution on Electronic Voting – The association attorney drafted a resolution on electronic voting.

Maureen Shallcross made a motion to approve the electronic voting resolution. Sue McGill seconded the motion and it passed unanimously.

There will be a workshop meeting on Monday March 2nd to review the maps and other items. Notice will be sent out. The meeting will be in person only and there will not be a zoom.

Adjournment

Maureen Shallcross made a motion to adjourn the meeting. Sue McGill seconded and the motion passed unanimously. Meeting was adjourned at 11:36 am.

