

# **Wiggins Bay Foundation, Inc.**

## **Board Meeting Minutes**

**April 23, 2026**

### **Call to Order**

The Board meeting of the Wiggins Bay Foundation, Inc. on Thursday, April 23rd, 2026, held 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

Gina Chilcoat, Treasurer

Mike Snyder, Secretary

Gene DuAime, Director

Mike Dean, Manager

Meeting Minutes – The meeting minutes for the March 2<sup>nd</sup> Board meeting and the March 26<sup>th</sup> Board meeting were presented. Mike Snyder made a motion to approve the minutes as presented, Sue McGill seconded and the motion passed unanimously.

**Treasurers Report** – Gina Chilcoat gave the treasurers report. The current operating Centennial account balance is \$1,004,578.62. Reserve account balance is \$311,042.76. Total operating account balance is \$1,303,724. All invoices are paid up to date. There are 11 owners outstanding for 2026. There are two owners at the attorneys office for collections. We will be having a budget planning meeting next week to discuss the larger upcoming projects.

Sue McGill made a motion to approve the treasurers report. Maureen Shallcorss seconded and the motion passed unanimously.

### **Managers' Report**

Walkway pavers – a resident contacted the manager about the maintenance of the paver walkways. The Board has a contractor visit and evaluate the conditions of the walkways and do repairs where needed.

Front gate – there have been a couple of incident where a resident has yelled at the attendants. Please be kind to them and let management know if there are any concerns you may have regarding them and the communities procedures and policy's.

Landscaping – Shrub pruning in progress. Target height for the calusia on the outside of the wall is 8'.

No swimming signs – Princeton Place 5 requests that no swimming signs be installed around the pond. Management will get quotes.

Property survey was discussed. The possibility of deeding the land around owned by the foundation to Princeton Place POA was discussed. Manager to speak with the President of Princeton Place POA about their interest.

**Track 10** – Maureen Shallcross gave the report. The project is moving forward. The Board is following up on the comments from Commissioner Chris Hall made at the annual meeting regarding the development of Track 10. Discussion was had on the installation of the fence there and the maintenance easement.

**Summit** – Maureen Shallcross gave the report. Conversion is in progress and most have converted. The question was asked what happens if they don't convert. Management will check with Summit for details on this.

**Storm Water** – report was given by Sue McGill. The quotes have come in for the work on the outfall by Cove Towers. Southwest Florida Water Management is in the process of reviewing the permit request. The total proposal for the repair comes to \$58,500. \$22,000 of that expense will be covered by Cove Towers.

Sue McGill made a motion to approve the expense of \$58,500 to repair the outfall by cove towers. \$22,000 of that expense will be covered by Cove Towers Association. Maureen Shallcross seconded the motion and the motion passed unanimously.

Golf Course Gate – Soave and County are working out plans to reduce the visibility of the black gates opposite the entrance. They are in progress and it may be a couple of months before we have anything to report.

## **Adjournment**

Maureen Shallcross made a motion to adjourn the meeting. Sue McGill seconded and the motion passed unanimously. Meeting was adjourned at 11:43 am.