

Wiggins Bay Foundation, Inc.

Board Meeting Minutes

June 25th, 2026

Call to Order

The Board meeting of the Wiggins Bay Foundation, Inc. on Thursday, June 25th, 2026, held via zoom was called to order by Sue McGill 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

Mike Snyder, Secretary

Gene DuAime, Director

Mike Dean, Manager

Meeting Minutes – The meeting minutes for the May 28th 2026 Board meeting was presented. Mike Snyder made a motion to approve the minutes as presented, Sue McGill seconded and the motion passed. Maureen Shallcorss abstained because she wasn't at the May 28th meeting.

Treasurers Report – Maureen Shallcross gave the treasurers report. The current operating Centennial account balance is \$626,276.71. The CD for the operating account is \$251,390.79. The Centennial reserve and CD Account is \$308,446.28. Total of all accounts \$1,210,234.76.

Maureen Shallcross made a motion to have the past due owners sent to the attorney for collections. Mike Snyder seconded the motion and the motion passed unanimously.

Managers' Report

Entrance sign – The sign at the corner of Gulf Harbor and Wiggins Pass road has been removed and is at the shop for painting and the installation of a metal backing. Hopefully this will be installed shortly.

Truck hit the gate – a couple of weeks ago the gate was hit by a truck. The gatehouse has been repaired, and they will be paying for the damage.

Maureen Shallcross made a motion to approve up to \$4,000 to install a clearance bar in front of the visitor's entrance to the gate. Mike Snyder seconded the motion and the motion carried.

Landscape – Flowers will be installed in July. The trees on horse creek were also discussed. There are 3 oaks that need to be removed and we need to replace some that were removed last year as well.

Maureen Shallcross made a motion to approve \$8,000 from reserves to replace two oaks that were removed last year plus three additional oaks plus two cabbage palms on Horse Creek. Includes replacing the schefflera shrubs to keep the existing hedge. Sue McGill seconded the motion, and it passed unanimously.

Storm Water – report was given by Sue McGill. We approved Bonness at the last Board meeting to raise the manhole covered by asphalt. When they started they opened up 3-5 holes 6" deep to try to find the top of the manhole. They didn't find anything and called the manager. All work was stopped to confirm the location and depth. Bonness was also asked for a revised estimate to include what would be needed to raise the manhole "18" before we moved any further. When the estimate is received we will revisit it with the Board. The estimate from Earthview for drain cleaning for 2027 was discussed.

Sue McGill made a motion to approve \$18,630 in January 2027 for Earthview to clean out the drain at the front by the entrance, the drain that runs from the entrance to the reserve area behind the Colony, and the short drain line that runs from Wiggins Bay Dr. opposite the tennis courts to the pond behind the Villas and The Colony. Maureen Shallcross seconded the motion and it passed unanimously.

Legal – Gene DuAime gave the report. The association is researching legal firms and pricing for redoing the documents. More to come on this.

Track 10 – Mike Snyder gave the report. Things moving along as planned. The county is including the Foundations easement in their permitting. The lift station work seems to have started. The fencing contractor was there this week.

Summit – there are currently 59 homes that haven't been converted. Those owners will be contacted.

Adjournment

Sue McGill made a motion to adjourn the meeting. Gina Chilcoat seconded and the motion passed unanimously. Meeting was adjourned at 11:33 am.