

Wiggins Bay Foundation, Inc.

Board Meeting Minutes

July 23rd, 2026

Call to Order

The Board meeting of the Wiggins Bay Foundation, Inc. on Thursday, July 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
- Mike Dean, Manager

Not Present:

- Gene DuAime

Meeting Minutes – The meeting minutes for the June 25th, 2026 Board meeting was presented. Mike Snyder made a motion to approve the minutes as presented, Gina Chilcoat seconded and the motion passed.

Treasurers Report – Gina Chilcoat gave the treasurers report. The current operating Centennial account balance is \$789,510.71. Reserve CD's are \$309,150.73. Total of all accounts \$1,121,613.00.

The Board is working with the past due owners to get the accounts settled.

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

Managers' Report

Clearance bar – getting quotes for the installation of the clearance bar. The bar colors were discussed. The post and frame will be black. The clearance bar itself will be white with black lettering.

Gatehouse corner – one corner of the roof is lower and has been hit in the visitors lane. The manager asked if the Board would be ok not installing a metal corner on top, to prevent future damage. It was decided to have a bar installed to show the location and discourage the cars from getting so close to it. Management will work with the contractor to find solutions.

Tree trimming – the palms were trimmed. They still need to be booted. Management will get with the contractor to get them shaped up.

Storm Water – report was given by Sue McGill. Good news. South Florida Water Management has approved the permit for the work at the towers to redo the outflows. We don't know the contractors' schedule, and they may not want to start a project like this in the rainy season. We will be in touch with the contractors and the engineering firm to set the schedule for the work. Sue McGill and Mike Dean from the management company met with Earthview onsite to discuss the location of the covered up manhole near the Villas pool parking lot. When Boness opened up the road to uncover the manhole in the street they couldn't find the cover. Work was stopped to pull more plans and be sure we have the correct area. Bonness provided a quote to uncover further in the ground and raise the manhole higher than originally planned.

Sue McGill made a motion to approve an additional \$2,230 for Bonness to uncover farther in the ground to raise the manhole cover. Maureen Shallcross seconded the motion and the motion passed unanimously.

At the Earthview meeting we also discussed the clean out project for the beginning of the year. It was mentioned that we investigate redoing the drains by the main entrance to help them move the water better if possible.

Summit – We have identified twelve households that don't use Summit. We suspect that they use Comcast. Note that the Foundation is not responsible to maintain comcast fiber or equipment in the Foundation property. Overall, we believe that all of the big problems have been resolved.

Kinsale Golf – owners will be pleased that the black lift station opposite the exit of the community has been covered up well and everyone should be pleased with the results of the relandscape of that area.

Governing Documents – Maureen Shallcross asked that the Board members review the documents and come up with items of concern or new items that should be looked at to be added to a new set of documents by September 1st.

Track 10 – Mike Snyder gave the report. We are working with the attorney and the county to get an easement added for a fence to be built and to allow maintenance and landscaping of the fence.

Gilligan's Island – The Board has received questions about the maintenance and possible beautification of this area. The question is would the Foundation be interested in taking on the maintenance of that property. The Board was informally polled and there was only one of four Board members interested in pursuing it.

Wildlife – A discussion was had on the different types of wildlife and what needed to be reported. Alligators and Bears are the most important wildlife to report.

Vendor referrals- The Board discussed the possibility of having a list of vendors as a resource for the community. The Board decided not to pursue this.

Adjournment

Sue McGill made a motion to adjourn the meeting. Mike Snyder seconded and the motion passed unanimously. The meeting was adjourned at 11:31 am.