

Wiggins Bay Foundation, Inc.

Board Meeting Minutes

August 27th, 2026

Call to Order

The Board meeting of the Wiggins Bay Foundation, Inc. on Thursday, August 27th, 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

Mike Snyder, Secretary

Gene DuAime, Director

Mike Dean, Manager

Meeting Minutes – The meeting minutes for the July 23rd 2026 Board meeting was presented. Mike Snyder made a motion to approve the minutes as presented, Maureen Shallcross seconded and the motion passed.

Treasurers Report – Maureen Shallcross gave the treasurers report. The current operating account balance is \$698,138.70. The reserve accounts balance is \$309,880.09. Total of all accounts \$1,008,018.79.

Managers' Report

Entrance sign – The sign at the corner of Gulf Harbor and Wiggins Pass road has been completed.

Landscape – We are working on installing trees on Horse Creek Dr. to replace the ones that have died. The Manager and Maureen Shallcross met with Leo Jr. to look at tree placement. During that meeting the idea to plant 9 oak trees in the area between the entrances to PPPOA was discussed. The price for the nine trees would be \$9,607.50. The amount approved at the last meeting was not to exceed \$8,000.

Maureen Shallcross made a motion to approve an amount not to exceed \$10,000 for the tree work on Horse Creek. Sue McGill seconded and the motion passed unanimously.

There has been some damage to the Carissas outside the wall from round up. The landscaper will be replacing them at their expense.

Lights- Manager is working with InRush electric to repair street lights that are out. Waiting on a proposal for repairs. Stahlman Landscaping that did the install on the low voltage lighting at the entrance has checked the system and done some minor repairs.

Upcoming meetings – The Budget workshop is on Sept 3rd.

Storm Water – report was given by Sue McGill. Big stormwater project will be coming up in October. The initial meeting date is set for October 30th. The Foundation will be repairing a drain that runs next to Cove Tower Preserve.

The drains at the entrance will be looked at as part of Earthview's drain scoping the first of January. At that time we will investigate the possibility of enlarging the drain intakes on the curb drains to increase capacity and reduce flooding in those areas

Summit – We are 90% converted. There are a few members that still use Comcast. They will be contacted and notified that the association isn't maintaining any comcast equipment on the associations property.

Legal – Gene DuAime gave the report. The Board discussed the proposal from Samouce and Gal for the rewriting of the documents.

Gene DuAime made a motion to enter into an agreement with Samouce and Gal Attorneys to start the process of rewriting the documents for Wiggins Bay Foundation. Mike Snyder seconded the motion and the motion passed unanimously.

Track 10 – Mike Snyder gave the report. The Board is working with the County to establish an easement into the track 10 property to allow the Foundation to erect a fence, add landscaping, and maintain the improvements. The County's project is slated for completion end of 2027 or early in 2028.

Shoreline – Mike Snyder gave the report. The manager and Mike have met with several pond professionals. The overall advice from those professionals was that the larger pond is in good shape but the smaller pond will need shoreline work sooner. This will be addressed in the next 2-3 years.

Adjournment

Maureen Shallcross made a motion to adjourn the meeting. Mike Snyder seconded and the motion passed unanimously. Meeting was adjourned at 11:18 am.