

Wiggins Bay Foundation, Inc.

Board Meeting Minutes September 24th, 2026

Call to Order

The Board meeting of the Wiggins Bay Foundation, Inc. on Thursday, September 24th, 2026, held via zoom was called to order by Maureen Shallcross at 10:38 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

Approval of Minutes

The minutes for the September 4th 2026 Budget workshop and the minutes for the August 27th 2026 Board Meeting were presented. Mike Snyder made a motion to approve the minutes as presented. Maureen Shallcross seconded the motion and the motion passed unanimously.

Treasurers Report

Gina Chilcoat gave the report. As of August 31, 2026 the operating account balance was \$594,681.68. The CD and reserve account balance was \$302,792.99. The total of \$910,966.99.

Maureen Shallcross made a motion to approve the treasurers report, Mike Snyder seconded the motion and the motion passed unanimously.

Managers Report

Tree Planting – The tree planting on Horse Creek went well. We installed 10 oaks and 3 sabal palms. Maureen Shallcross asked that management get a proposal for a barrier to prevent the roots of the new trees from affecting the sidewalk pavers as they grow. Maureen Shallcross also asked if Board members would walk with the Manager to see what areas the Foundation maintains when everyone gets back to Florida.

Calusia Planting – The Foundation planted 45 calusia along the exterior of the walls to help fill in gaps. The long term goal is to have a full hedge that will help reduce the road noise.

Replacement plants – A list of replacement plants to fill in areas where the plants didn't do well is being created. The Landscape Company has damaged plants with round up and will be replacing them at no charge.

Front Gate – When you come back down and need a barcode for your car please go to the gate house and see Jonny or Ron. Note that barcodes are \$10 each and can only be purchased with a check or money order. The attendants do not take any cash.

Cleaning up barcodes – When the Dwelling Live system was first installed and for the first year barcodes were given out without linking them to individual owner accounts. At some point in the future the Board will be turning off all of the codes that do not have a name on them. Notice will be given before this happens.

Dwelling Live – if you have any problems with your Dwelling Live gate access please contact Paramont's office.

New Bank account and 2027 Association assessment – The Foundation has switched banks. The old payment method will not work anymore. Paramont will be sending out invoices to each member. The invoice will outline the payment process. Note that ACH payments will incur a \$2 charge. This is for the Bank and is not a Paramont fee. You can also pay by check or by credit card. Note that credit card fees will be applied to the payments.

Update information – If your out of state address has changed please notify the Paramont office. If you change emails or phone numbers please let the management company know. The management company only has the information that you provide.

Building along Wiggins Pass Rd. – The Board wants Management to monitor the work along the road to be sure that any damage to the irrigation gets reported to the County.

Stormwater

Sue McGill gave the report. The storm sewer repair project at the Towers is moving forward. The Contractors, RDA (Engineers), and the managers for the towers and the Foundation will be meeting on October 8th to talk about the plan. We should be good to go on this project. Updates will be given at future Board meetings.

Summitt

Things are going good with Summitt. Looking to remove the green boxes that are from a past installation and aren't being used anymore.

Attorney

Gene DuAime gave the report. The Board has provided feedback on what needs to be addressed in the new documents. The comments are being loaded into a document that the Board can review. The first draft will be circulated to the Board and then go to the Attorney for their review.

Track 10

Mike Snyder gave the report. Nothing to report at this time. The landscaping that surrounds the golf course lift station looks very good.

Adjournment

Maureen Shallcross made a motion to adjourn the meeting. Mike Snyder seconded and the motion passed unanimously. Meeting was adjourned at 11:03 am.