

1. CALL TO ORDER

- a) *President Jeff Wyatt called to order the Board of Directors meeting of the Swan Lakes Estates Homeowners Association at 6:09 pm on May 27, 2025, at the Coast Electric Community Room, 14082 US 49, Gulfport, MS 39503.*

2. ROLL CALL

- a) *BOD Members Present: Jeff Wyatt – President, Debbie Biggs, Michelle Ladner, Dennis Nowell, Allen Jenkins, Scott Smith, Juliane Wyatt – Secretary*
- b) *Absent: Violet Brantley – Treasurer, Bart Loftis – Vice President, Diashia West, Philip Ward*

3. UNFINISHED BUSINESS

- a) *Ad Hoc Committee to investigate the feasibility of the HOA hiring a professional neighborhood management company. Michelle Ladner volunteered to chair the committee.*

4. READING AND APPROVAL OF MINUTES

- a) *Board members reviewed the April 2025 meeting minutes. Debbie Biggs motioned to accept minutes. 2nd Dennis Nowell. Minutes unanimously accepted without amendment.*

5. REPORTS OF OFFICERS

- a) *Treasurer – Not available.*
- b) *President*
 - i. *Jeff Wyatt reviewed the status of neighborhood amenities, 2025 calendar of events, and policy updates. (Report attached)*

6. NEW BUSINESS

- a) *2025 Annual Assessment Delinquent Accounts*
 - i. *Jeff Wyatt moved to enter executive session to discuss the status of individual accounts. 2nd Michelle Ladner. Motion passed. (Executive session minutes saved in HOA electronic file plan)*
 - ii. *Jeff Wyatt moved to file liens against the accounts that failed to pay the 2025 Annual Assessment. 2nd Dennis Nowell. Discussion ensued. Motion passed unanimously.*
- b) *2026 Budget Models*
 - i. *Jeff Wyatt presented three budget models with annual assessment amounts of \$400, \$450 and \$500. (Report attached)*
 - ii. *Jeff Wyatt motioned to increase the 2026 Annual Assessment to \$500. 2nd Debbie Biggs. Discussion ensued. Motion passed unanimously.*
- c) *Amenity Renovation Prioritization and Funding Mechanism*
 - i. *Dennis Nowell moved to renovate the playground in 2026 and to fund the project with available reserve funds. Allen Jenkins volunteered to serve as the board's liaison for the project. 2nd Scott Smith. Discussion ensued. Motion passed unanimously.*
- d) *Surveillance Policy*

- i. *Jeff Wyatt moved to adopt a video surveillance policy. (policy attached) 2nd Dennis Nowell. Discussion ensued. Motion passed unanimously.*
- e) *Addition of Stop Signs in Neighborhood*
 - i. *Allen Jenkins moved to request that the Harrison County Road Department create three additional four-way stops and a “Please Drive Slowly, We ♥ Our Children” sign within the neighborhood. 2nd Dennis Nowell. Motion passed unanimously.*
 - i. *Intersection of Swan Lake Boulevard, Swan Court, and Autumn Court.*
 - ii. *Intersection of Swan Lake Boulevard, North White Swan Drive, and North White Swan Cove.*
 - iii. *Intersection of North White Swan Drive, Overlook Drive, and Tranquil Lake Drive.*
 - iv. *Add “Please Drive Slowly, We ♥ Our Children” sign with the first speed limit sign on Swan Lake Boulevard.*

7. INTERIM BUSINESS

- a) See President's Report for work authorized and performed on amenities.

8. ANNOUNCEMENTS

- a) Next board meeting is June 24, 2025, 6pm, Coast Electric Community Room, 14082 US 49, Gulfport, MS 39503.

9. ADJOURNMENT

- a) *Dennis Nowell motioned to adjourn. 2nd Debbie Biggs. Motion approved unanimously. Meeting adjourned at 8:19 pm.*

Minutes submitted by Julianne Wyatt, Secretary