
SWAN LAKE HOA 4TH QUARTERLY MEETING MINUTES

December 7, 2023 6 pm

Location: Coast Electric Auditorium, 14082 US 49, Gulfport, MS 39503

Board Members present: Donna Richards, Frank Scott, Juliane Wyatt, Michelle Ladner, Karol Musselwhite, Don Newton, Philip Ward

1. Welcome – Introduction of Board Members:

- a) Donna started the meeting at 6:01pm. She introduced Board members.
- b) She stated verified the ownership of lake and deed is on Homeland Neighborhood Management (HNM) portal.
- c) Donna explained the new landscaping company hired that Frank Scott researched. The new company is JMK and will cost less than current company.

2. 2024 Budget Vote: 28 yes votes, 2 abstain. Debbie Biggs made the motion to approve 2024 Budget Vote, Michelle Ladner 2nd the motion. Budget Approved.

3. Pool Update: Donna discussed results of structural engineering report. No structural obstructions to pool but recommendations to fill voids under concrete decking. Company names were given by engineer to fill voids. Donna, Frank, and Jeff Wyatt of SPC, met with company to fill voids. This work will need to be done in correlation with pool company renovating the pool. She will meet with recommended epoxy company to fill in concrete cracks. Shawn McGrew volunteered to be on pool committee. More discussion continued regarding coordination of decking voids and pool renovation.

Suggestions how to proceed to renovate pool included market the community to gain better support, get representation from each phase to go to each Homeowner to get opinions of what is needed, use pool committee to gather prospective plans to all Homeowners, have better communication. Buck Lawrence stated we need to focus on the overall set of amenities per Strategic Planning Committee-improve, update, and add amenities. Consensus was that Swan Lake is a desirable neighborhood that needs updated.

Philip Ward made the motion to table this discussion later, Ryan Finnan 2nd the motion. All agreed.

4. Annual Assessments: Donna clarified comments made about Annual Assessments vs Annual Dues must be due January 1 of each year.

- a) Dues are technically defined online as yearly money paid.
- b) Swan Lake Estates Covenants state "Annual Assessments.
- c) Frank clarified that Assessments are legally binding, Dues are voluntary.
- d) Donna clarified that Phase 1 Unit 1, Phase 1 Unit 2, Phase 2, The Village state Annual Assessments are due in January, Phase 1 Unit 3 and Phase 3 Annual Assessments are due January 1.
- e) Donna clarified the issue with the miscommunication HNM sending out the Annual Assessment statement because of suggestions from 3rd Quarter meeting, inquiries were made to HNM to adjust the due date of Annual Assessments from January. Donna said we must have an amendment to all 6 sets of Covenants and explained the new payment method.
- f) Debbie Biggs made the motion to not amend the Covenants.
- g) Prior to accepting Debbie's motion, Donna needed to clarify the possible change in payments schedule.
- h) All eventually agreed not to change the payment schedule and Covenants.

- i) *Dottie Machen concurred to vote to not change the payment schedule and late fee will be assessed February 1 because of the 2 Phases that require Annual Assessments due January 1. All approved of Dottie's motion.*
- j) *Shawn McGrew suggested we need a Masters Services Agreement to be the document overarching the Covenants.*

5. Adjournment: *Andrea McGrew made the motion to adjourn and Walt Taylor 2nd the motion to adjourn. Meeting adjourned at 7:30.*

*******ADDENDUM TO MEETING MINUTES AFTER MEETING:**

Due to not being on the 4th Quarter Meeting Agenda, the vote to amend the Covenants to change the Annual payment schedule along with late fees policy was inappropriately voted on during the meeting. This Addendum to meeting minutes recognizes that the voting is null and void. However, the discussion proved no support for changing the Annual Assessment schedule, therefore, the BOD will not pursue.