Swan Lake Estates HOA Board of Directors Meeting July 2026

1. CALL TO ORDER
    a) President Debbie Biggs called to order the Board of Directors meeting of the Swan Lakes Estates Homeowners Association at 6:06pm on July 07, 2026, at the Neighborhood Clubhouse, 15443 Swan Lake Blvd, Gulfport, MS 39503. She welcomed neighbors Buck Lawrence, Fred and Melody LaPointe, Cynthea Hartman and John Henley and Lynne Griffin-Henley.

2. ROLL CALL
    a) BOD Members Present: Debbie Biggs – President, Bonnie Grant, Scott Smith, Allen Jenkins (via cell for Spillway report)
    b) Absent: Michelle Petersen - Secretary, Violet Brantley – Treasurer, Phillip Ward
    c) With the presence of 3 of the 7 board members there was not a quorum.

3. READING AND APPROVAL OF MINUTES
    a) Board members reviewed the June 2026 regular meeting minutes. Scott Smith motioned to accept minutes without amendment, 2nd Bonnie Grant. Minutes unanimously accepted without amendment. A quorum vote will be obtained for final approval. Board members reviewed the June 23, 2026 emergency meeting minutes. Scott Smith motioned to accept minutes without amendment, 2nd Bonnie Grant. Minutes unanimously accepted without amendment. A quorum vote will be obtained for final approval.

4. UNFINISHED BUSINESS
    a) Spillway Repair: Debbie Biggs provided the names of the committee members as Allen Jenkins, Mike Racca, Michael Goolsby, Chris Bond, Jeff Williams. Allen Jenkins called into the Board meeting to provide an update that a specially called committee meeting was held on July 2nd via zoom to hear the status of work from Simpkins & Costelli Engineering as the principal engineer would be unavailable in the upcoming two weeks. The update included two solutions - a replacement solution involving demolition and new construction of spillway including installing sheet piles and rip rap to ensure stability of structure (preliminary pricing $135K) and a repair solution involving shoring up existing spillway and supporting dam with concrete, new piles and backfill (Contractor still pricing). The committee discussed another option with engineers involving installing a piping drainage system to which it was determined more research by engineers to calculate specifics was required. The first official committee meeting was held in person on Monday, July 6th. The committee discussed a variety of solutions to include building a sheet piling wall of 100 feet in front of the existing spillway, coordinating with dam/lake builders for options to repair/replace, discussions of dredging of the lake while water level low to repurpose clay with contractor providing service for trade of dredged materials. Committee members are each working various aspects of the solutions, reaching out to contacts and will be providing details and proposals within the committee. Allen Jenkins shared that the committee is focused on a timely, cost effective option that will solve the current issue

and create a solid spillway for the future. The next meeting is Monday, July 13th.

b) Pool Renovation Project: Debbie Biggs – Pool opened on Saturday, June 27th. The first 10 days have been well utilized and we've been working out soft opening issues such as pump speed/volume, key system out of commission from lightning strike, learning new systems, etc. The pool is a very well received updated amenity. There has been misinformation in the community about the finances of the pool and Debbie Biggs detailed how the pool is on budget and within the assessment collected. Once final draws have been processed any remaining assessed funds will be reviewed with the homeowners for determination on usage. The board reviewed the Pool Committee Charter created in January 2025 and discussed the need to fill this committee with neighbors as all existing members have concluded their service to the committee.

c) Pool Operations Update: Debbie Biggs - See Pool Renovation Project.

d) Beautification Update: Bonnie Grant - Planted the front fountain bed with flowers and is coordinating with JMK Landscapers to remove the dead bushes from around the fountain area. Discussed the sprinkler system and needs to ensure it is functioning and appropriately timed to maintain plants and grass in common areas. Focus of additional landscaping will shift to early fall as current weather is not conducive to any newly installed plants.

e) 2027 Budget Recommendations - Debbie Biggs communicated that notifications to all phases from their representatives soliciting input into the 2027 budget were to be distributed in the latter part of June but we have heard from many neighbors that they did not receive this request. The board will send out the request again and extend the deadline for feedback by a week from July 15th to July 22nd.

f) Fill Board of Directors Officer Elections. Vice President position - Tabled.

5. INTERIM BUSINESS

a) Response to Oversight Committee: Debbie Biggs - Based on the conclusion of two working committee meetings to address the Oversight Committee report a response is now owed to the committee. This will be completed within the next 30 days and submitted to the committee.

6. NEW BUSINESS

a) Elections of board representatives for P2U1 and Village - Debbie Biggs request that the board move forward with conducting a special election with the required two week notification to fill these two positions. The board members need additional resources and can not wait until the end of August to conduct elections. Board members present were in favor of proceeding. A quorum vote will be obtained for final approval.

b) Future HOA meeting for Spillway repair - It was discussed that a homeowner meeting will be held once the solutions for the spillway repair are finalized.

The timing of ensuring proper meeting notification as well as managing the project timing was reviewed.

c) Future Social Events - Tabled - Review of 4th of July Sweet Social was favorable as it was well attended, no HOA money utilized, neighbors brought potluck desserts and contributed to the firework fund. It was an enthusiastic crowd.
d) Communication plan - Debbie Biggs shared her commitment to providing weekly updates as long as there are major projects underway in the neighborhood. There are opportunities to open communication and the board will focus on accomplishing this goal.
e) Homeland Management Services - Details were reviewed regarding what Homeland provides to the HOA to include but not limited to financial services, covenant adherence reviews, Architectural review coordination, contract management, communication portal for neighbors.
f) Covenant Violation - Tabled as board members familiar with specifics were not present.
g) Timeline of 2027 Budget - Coordination between homeowners, Board and Homeland will be critical as we develop, review, approve and submit the 2027 budget.

7. ANNOUNCEMENTS
   a) Next board meeting is August 4, 2026, 6pm, Neighborhood Clubhouse 15443 Swan Lake Blvd, Gulfport, MS 39503.
   b) Next Quarterly Members Meeting, 6pm, August 25, 2026, Coast Electric Community Room

8. ADJOURNMENT
   a) Scott Smith motioned to adjourn. Bonnie Grand 2nd. Motion approved unanimously. The meeting was adjourned at 7:22 pm.

Minutes submitted by Scott Smith, P1U2 and Debbie Biggs, President

Note to Board Minutes - The board was pleased to welcome 6 of our neighbors as guests at the July Board meeting. President Debbie Biggs, Bonnie Grant and Scott Smith opted to allow these neighbors the opportunity to ask questions, engage in debate and offer their history and view on a variety of agenda items discussed. This was not inline with Robert’s Rules of Order on guests attending a board meeting and that fact was discussed as well.