

1. CALL TO ORDER

- a) President Jeff Wyatt called to order the Board of Directors meeting of the Swan Lakes Estates Homeowners Association at 6:07pm on June 02, 2026, at the Neighborhood Clubhouse, 15443 Swan Lake Blvd, Gulfport, MS 39503.

2. ROLL CALL

- a) BOD Members Present: Jeff Wyatt – President, Allen Jenkins, Debbie Biggs – Secretary, Michelle Petersen, Bonnie Grant
- b) Absent: Scott Smith, Violet Brantley – Treasurer, Phillip Ward

3. READING AND APPROVAL OF MINUTES

- a) Board members reviewed the May 2026 meeting minutes. Allen Jenkins motioned to accept minutes without amendment, 2nd Debbie Biggs. Minutes unanimously accepted without amendment.

4. UNFINISHED BUSINESS

- a) Spillway Repair. Jeff Wyatt provided an update with recommendation from Simpkins & Costelli Engineering to select Helms Contracting and use the polymer foam method to repair the spillway. The board reviewed all the contractor bids received for the various methodologies to address the washout issues. Jeff Wyatt motioned to accept the bid proposal from Helms Contracting. 2nd Allen Jenkins. Discussion regarding warranty or guarantee offered by the contractor. Jeff Wyatt will reach out to obtain confirmation of warranty. Information will be sent out via interim business, motion unanimously approved to accept engineers' recommendations once confirmation is received.
- b) Pool Renovation Project. Allen Jenkins – approaching another draw (second to the last). A resident raised questions with the Harrison County Code & Permit Office about the plumbing and electrical work and if all required permits were issued for the work. Lorenzo's Pools and Projects communicated that all work is covered under the general permit and that Harrison County inspectors have performed multiple inspections during construction. Allen Jenkins is confirming with the code enforcement office that all permitting and inspections are complete. If weather cooperates, we should be able to access pool within next several weeks. We need to ensure pool rules are posted and communicated clearly around the pool. We need new safety equipment which we will obtain locally.
- c) Pool and Fountain Service Contract. Homeland representative had questions about scope of work to bid for services. The board suggests that we reach out to Premier Pools Service to provide a temporary contract to maintain the pool while Homeland works on obtaining bids.
- d) Clubhouse Repairs. Men's restroom window to be repaired soon.
- e) Common Areas Janitorial Service Contract. One bid back from Jani-King, Debbie Biggs motioned to accept Jani-King as provider, 2nd Michelle Petersen. No discussion. Motion passed unanimously.
- f) Fill Board of Directors Officer Elections. Vice President position still vacant.

- g) Board response to Oversight Committee Report, Next meeting 6:30 pm, June 09, 2026, in Neighborhood Clubhouse
- h) 2027 Budget Recommendations. Each phase representative is to reach out to their phase to see if there are any areas of concentration or recommendations to provide for the budget.

5. INTERIM BUSINESS

- a) N/A

6. NEW BUSINESS

- a) Allen Jenkins (and the board) recommended that we modify the minutes process to remove attachments included and change verbiage to attachments available upon request.
- b) Discussion about neighborhood cameras
- c) Beautifications of fountain beds need to move forward. Allen Jenkins has formulated a layout and recommendations of plants and Bonnie Grant and volunteers will plant them.

7. ANNOUNCEMENTS

- a) Next Oversight Committee Report Workshop 6:30pm, June 9, 2026, Neighborhood Clubhouse
- b) Next board meeting is July 7, 2026, 6pm, Neighborhood Clubhouse 15443 Swan Lake Blvd, Gulfport, MS 39503.
- c) Next Quarterly Members Meeting, 6pm, August 25, 2026, Coast Electric Community Room

8. ADJOURNMENT

- a) Debbie Biggs motioned to adjourn. Phillip Ward 2nd. Motion approved unanimously. The meeting was adjourned at 7:33 pm.

Minutes submitted by Debbie Biggs, Secretary