

1. CALL TO ORDER & ROLL CALL

- a) *Board Member Allen Jenkins, acting on behalf of President Jeff Wyatt, called to order the 2nd Quarter membership meeting of the Swan Lakes Estates Homeowners Association at 6 pm on May 26, 2026, in the Coast Electric Power Community Room, 14082 US 49, Gulfport, MS 39503.*
- b) *BOD Members Present: Debbie Biggs – Secretary, Allen Jenkins, Michelle Petersen, Bonnie Grant, Phillip Ward*
- c) *Membership attendance taken via sign-in sheets (available upon request)*

2. APPROVAL OF AGENDA

- a) *Opening remarks – Allen Jenkins introduced himself to the membership and asked everyone to review the meeting agenda. Copies had been provided for the membership*
- b) *Michelle Petersen motioned to approve the agenda. Debbie Biggs - 2nd. Unanimously approved.*

3. SELF-INTRODUCTION OF BOARD REPRESENTATIVES

- a) *Allen Jenkins communicated his phase representation (P1U1) and that he was the head of the pool committee. He then asked the board representatives present to introduce themselves.*
- b) *The board members present then each introduced themselves, the phase they represent and the committee they chair. Michelle Petersen-Overlook/Social, Debbie Biggs-P1U2/Nominations, Bonnie Grant-Overlook/Beautification, Phillip Ward-P1U3.*

4. APPROVAL OF MINUTES

- a) *Approval of 1st Qtr 2026 Meeting Minutes was discussed and member Buck Lawrence stated that the minutes indicated that certain attachments were included and that they were not included in the version being reviewed to approve.*
- b) *Debbie Biggs motioned to accept minutes with amendment that it is ensured all notated attachments are included in the electronic copy of the approved minutes. Bonnie Grant – 2nd. Unanimously approved*

5. TREASURER REPORT

- a) *Allen Jenkins reviewed the April 30, 2026 report.*
- b) *Allen explained the progression of the collections policy regarding members failing to pay the special assessment for the pool renovation. This explanation was in response to an inquiry by Board member, Phillip Ward, of actions taken for members failing to pay assessment.*
- c) *Michelle Peterson motioned to approve the Treasurer report. Phillip Ward - 2nd. Unanimously approved.*

6. UNFINISHED BUSINESS

- a) *Additional Stop Signs update - Debbie Biggs provided an update that the Harrison County Road Department installed three 4-way stops in response to*

member feedback that speeding was becoming excessive in our neighborhood. The locations are Swan Ct/Autumn Ct and Swan Lake Blvd, North White Swan Cove and Swan Lake Blvd and Overlook Dr/Tranquil Lake and North White Swan. Debbie explained that research was underway to determine the cost of upgrading the county signs to the same decorative style in the rest of the neighborhood. Once costs are determined an evaluation as to next steps on budgeting those upgrades will be completed. Lastly the directional signage indicating the upcoming 4-way stops will stay in place for 6 months to get everyone accustomed and then be removed.

- b) Pool Committee Report –Allen Jenkins reviewed the contract and change order for the project. A change order was created to relocate the pool equipment away from the clubhouse building and to an area more conducive for functionality and servicing. Additionally, more visual accents were added to the steps for safety purposes. Inclement weather has impacted finishing by the original completion date of May 18, 2026. There are approximately two weeks of construction remaining if the weather conditions become more favorable. Discussion was held regarding the necessity of cameras at the pool and Allen committed to ensuring the current cameras were operational when the renovation was completed. Discussion was held regarding plans for any excess funds on the pool project to include using it for new furniture around the pool. Discussion was held regarding the involvement of the management company in managing capital projects and billing processes and practices.*

7. NEW BUSINESS

- a) Pool Opening Ceremony Plans - Michelle Petersen provided details on the social committee plans to combine the 4th of July neighborhood blowout and the ribbon cutting for the new pool. This combination into one celebration will create a large, glorious event to kick off our new amenity. Plans include food, pot luck participation, fellowship, ribbon cutting and plenty of 4th of July festivities. It was communicated that as soon as the pool is certified open the members can begin utilizing it.*
- b) Weir Erosion Solution Update - Allen Jenkins explained that there is a significant deterioration along the spillway. The board has engaged the advice of a civil engineer, received multiple bids ranging in scope and price and will be selecting a contractor to provide a solution in the near future.*

8. NEXT QUARTERLY MEETING ANNOUNCEMENTS

- a) Quarterly Members Meeting - 6pm, August 25, 2026, Coast Electric Community Room*

9. 30-MINUTE OPEN FORUM

- a) Allen Jenkins explained the new item on the agenda as an opportunity to ask questions, share ideas, offer suggestions, express concerns or volunteer to serve the HOA.*

- i. Buck Lawrence: Thanked the Board for hearing the suggestion from the members regarding speeding concerns and taking the action of acquiring stop signs in the neighborhood to address the concern.*
- ii. Phillip Wiley: Inquired what could be done to address solicitors in the neighborhood? Allen Jenkins explained the previous research pertaining to neighborhood signage barriers on public roads. Several homeowners communicated they have personal signs on their homes and have had varying degrees of success with them.*
- iii. Phillip Ward: What are plans for beautification of fountain flower beds? Bonnie Grant, Allen Jenkins and member volunteers Tom Cecil and Phillip Ward are going to proceed with obtaining flowers and plants and planting them.*

10. ADJOURNMENT

- a) Debbie Biggs motioned to adjourn. 2nd – Phillip Ward. Unanimous vote to adjourn. The meeting adjourned at 6:45pm.*

Minutes submitted by Debbie Biggs

Approved by HOA membership present at meeting on August 25, 2026.

PRESIDENT'S REPORT TO MEMBERS

CAO: 3/23/2026

BOARD OF DIRECTORS ELECTIONS

Current Status

Phase 1 Unit 1 (A) – Allen Jenkins (Term ends January 2028)

Phase 1 Unit 1 (B) – VACANT (Election March 2026)

Candidate: Violet Brantley (Treasurer)

Phase 1 Unit 2 (A) –Debbie Biggs (Acting Secretary) (Term ends January 2027)

Phase 1 Unit 2 (B) – Scott Smith (Election March 2026)

Candidate: Scott Smith

Phase 1 Unit 3 – Phillip Ward (Term ends January 2028)

Phase 2 Unit 1 – Jeff Wyatt (President) (Term ends January 2027)

Overlook (A) and (B) – VACANT (Election March 2026)

Candidates: Bonnie Grant, Cynthea Hartman, Eloise Liddell, Michelle Petersen

Village – VACANT (Term ends January 2030)

Candidate: None

ELECTION SCHEDULE

NEIGHBORHOOD PHASE	TERM BEGINS	TERM ENDS
PHASE 1 UNIT 1 (A)	JANUARY 2025	JANUARY 2028
PHASE 1 UNIT 1 (B)	MARCH 2026	JANUARY 2029
PHASE 1 UNIT 2 (A)	JANUARY 2024	JANUARY 2027
PHASE 1 UNIT 2 (B)	MARCH 2026	JANUARY 2029
PHASE 1 UNIT 3	JANUARY 2025	JANUARY 2028
PHASE 2 UNIT 1	JANUARY 2024	JANUARY 2027
OVERLOOK (A)	JANUARY 2025	JANUARY 2028
OVERLOOK (B)	MARCH 2026	JANUARY 2029
VILLAGE	MARCH 2026	JANUARY 2027

OFFICERS

Current Status

President – Jeff Wyatt (Term ends January 2027)

Vice President – Vacant

Secretary – Debbie Biggs (Acting)

Treasurer – Violet Brantley (Term ends January 2028)

AMENITIES PROJECTS

Entrance Fountain & Boulevard Greenspace – No new activity.

Fishing Pier – No new activity.

Clubhouse

A. Authorized repair of water leak in women's restroom. HNM mx making repair.

B. Broken glass block in window of men's restroom. HNM mx making repair.

Pool – Accepted bid from Lorenzo's Pools and Projects, LLC. Project start date is March 30, 2026, with expected completion date of May 18, 2026.

Sports Court – No new activity.

Lake – The soil adjacent to and under spillway is compromised (undermining, piping). Will require further evaluation to determine an effective course of action.

Playground – No new activity.

Greenspace – Accepted bid from JMK Landscape, LLC to continue service.

Nature Trail – No new activity.

Street Signage – Harrison County Road Department set up road use and speed monitoring equipment the week of December 29, 2025. Survey completed. Road department requesting data from the Sheriff's Department. Following receipt and evaluation of data, Road Department will send recommended action to Harrison County Board of Supervisors.

GENERAL ACTIVITY

Service Vendor Contracts

- A. Neighborhood Management – Homeland Neighborhood Management, LLC Selected
- B. Insurance Service – State Farm, Rocky Eleuterius
- C. Landscape Service – JMK Landscapes, LLC selected
- D. Common Area Janitorial Service – Request for Bid solicited
- E. Pool & Fountain Cleaning Service – Request for Bid approved by Board of Directors
- F. Pest Control – Coast Pest Control selected

Budget & Finance

- A. Membership account delinquency status > \$52,000 owed
 - 1. 2025 Pool Renovation Assessment – 29 accounts with an unpaid balance totaling \$21,820
 - 2. 2026 Annual Assessment – 57 accounts with an unpaid balance totaling \$24,500
 - 3. 2023-2025 Late Fees – 59 accounts with unpaid late fees totaling \$1,475
 - 4. Liens – 8 properties have liens attached

Charters – No changes

Policies – No changes

Calendar of Events

- A. Move Board of Director meetings to 3rd Thursday of the month
- B. October (Annually) Approve RFPs for all service contracts
- C. November (Annually) Send out RFPs for all service contracts