

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 Month, dd, 2026.