

1. CALL TO ORDER

- a) *President Jeff Wyatt called to order the 4th Quarter membership meeting of the Swan Lakes Estates Homeowners Association at 6 pm on November 6, 2025, in the Coast Electric Power Community Room, 14082 US 49, Gulfport, MS 39503.*
- b) *Opening remarks – President thanked Murray Ladner and all others involved in the fundraising, procurement, and placement of the flagpole at the lake. He reminded the members present that collection of ballots for the 2026 budget proposal continues through November 14, 2025. He repeated a request for more volunteers to assist with projects to benefit SLE, such as seeking a full-time HOA management company. Finally, the President announced that he and the Secretary, Julianne Wyatt, were resigning from their roles in the HOA effective December 31, 2025.*

2. ROLL CALL

- a) *BOD Members Present: Jeff Wyatt – President, Bart Loftis – Vice President, Debbie Biggs, Michelle Ladner, Diashia Moore, Allen Jenkins, Dennis Nowell, Philip Ward, Violet Brantley – Treasurer, Julianne Wyatt – Secretary*
- b) *Membership attendance taken via sign-in sheets.*

3. READING AND APPROVAL OF MINUTES

- a) *Dennis Nowell motioned to accept 3rd Quarter Members Meeting Minutes without amendment, 2nd Debbie Biggs. Minutes approved unanimously.*

4. UNFINISHED BUSINESS

- a) *Board response to May 2024 Oversight Committee Report – board members continue to review the report and debate which observations and/or recommendations to implement. No Update*
- b) *Pool Renovation Project – Scope of Work and Request for Proposal documents completed. Documents to be distributed to potential vendors by November 14, 2025. As of October 2, 2025, project funding level is \$120,000. Anticipate starting the project 1st Quarter 2026.*
- c) *Fulltime Professional Neighborhood Management Company – Acting on a motion made and approved by HOA members at the 3rd Quarter meeting, the ad hoc committee contacted three potential vendors to investigate services provided and costs. The next step for the committee is to develop a request for proposal and statement of work to distribute to potential vendors.*
- d) *Additional stop signs in neighborhood – Request made to Harrison County Road Department to create three four-way stops in subdivision. 1 – Intersection of Swan Lake Boulevard, Swan Court, and Autumn Court. 2 – Intersection of Swan Lake Boulevard, North White Swan Drive, and North White Swan Cove. 3 – Intersection of North White Swan Drive, Overlook Drive, and Tranquil Lake Drive. There is no defined timeline for when the road department will act or request more information.*
- e) *Playground Renovation – The Board of Directors selected the playground as the next amenity renovation project. The next step for the committee is to*

*develop a request for proposal and statement of work to distribute to potential vendors. No anticipated start date set for the project.*

- f) *2026 Budget Proposal – The collection of ballots for the 2026 budget proposal continues through November 14, 2025.*

## 5. NEW BUSINESS

- a) *Point of Inquiry from Melody LaPointe, et al: Why is the HOA considering employment of a neighborhood management company? Please see answer attached to the minutes.*
- b) *Motion from Eddie Brantley to delay the Board of Directors from employing a professional neighborhood management company and hold a special election allowing the entire membership to determine the issue. 2nd Luster Gooden. Discussion ensued. Vote held; motion failed.*
- c) *Point of Inquiry from Frank Scott: What happens if a homeowner refuses to pay the special assessment to renovate the pool until after a contract is signed with a vendor? The selection of a vendor may not happen before the special assessment due date of December 31, 2025. Overdue accounts will be subject to the same policy used to address late annual assessments.*
- d) *Point of Inquiry from Ernest Echoles: Can the HOA take any action to address the deteriorating blacktop on the streets within the subdivision? Maintenance of the streets is the responsibility of the Harrison County Engineering Department. To inquire about maintenance on streets within SLE, contact the District 5 Office of the Road Department at 228-392-5410. Additionally, residents can contact the Harrison County Board of Supervisors and request action. The Supervisor for District 5 is Nathan Barrett, 228-865-4123, nbarrett@co.harrison.ms.us*
- e) *Point of Inquiry from Debbie Biggs: Are other residents recently encountering decreased water pressure? If you are experiencing a loss of pressure or other water/sewer issues, contact the Gulfport Public Works Department @ 228-868-5740*
- f) *Point of Inquiry from Vic Porter: Does the City of Gulfport plan on annexing this subdivision? According to the Gulfport Mayor's Office, there is no plan, nor any current discussion related to annexing additional areas.*

## 6. ANNOUNCEMENTS

- a) *Flag Raising Ceremony 6:30am, November 11, 2025, neighborhood clubhouse.*
- b) *Deadline for submitting 2026 Budget ballots, November 14, 2025.*
- c) *Chili Cook-Off, 5pm, November 15, 2025, neighborhood clubhouse.*
- d) *Monthly Board meeting 6pm, November 25, 2025, Coast Electric Community Room, 14082 US 49, Gulfport, MS 39503*
- e) *Monthly Board meeting 6pm, December 23, 2025, Coast Electric Community Room, 14082 US 49, Gulfport, MS 39503*

## 7. ADJOURNMENT

- a) Donna Richards motioned to adjourn. 2nd Robin Weigle. Meeting adjourned at 7:30.*

Minutes submitted by Juliane Wyatt, Secretary

Approved by HOA membership present at 1st Quarter meeting on Month dd, 2026.

DRAFT

Point of Inquiry from Melody LaPointe, et al: Why is the HOA considering employment of a neighborhood management company?

Every action taken by the HOA, including those of its elected representatives, should advance the Association's mission to protect property values and enhance the quality of life within the community.

At the 2025 1st Quarter Membership Meeting, a motion was made, seconded and carried by the members present that the Board of Directors create a committee to investigate the feasibility of hiring a neighborhood management company. The intent of the motion was to address the HOA's most pressing issue, a lack of volunteers to carry out the Association's operations and management tasks. At the 3rd Quarter Membership Meeting, a motion was made, seconded and carried by the members present that the Board of Directors employ a neighborhood management company no later than January 1, 2026.

Currently, the committee working on this project has not prepared a defined request for proposal and statement of work to distribute to potential vendors. In general, however, the services offered by HOA management companies include financial management, administrative support, compliance with governing documents, maintenance oversight, project management, vendor coordination and community engagement.

At present, the HOA employs Homeland Neighborhood Management Company, LLC., to provide financial management services. All other services and tasks are performed by a shrinking number of volunteers. The result is an inability to accomplish tasks and projects in a timely manner or provide an acceptable quality of services and amenities for the neighborhood. This is why the HOA should consider alternative courses of action, to include employing a neighborhood management firm.