Swan Lake Estates HOA Interim Board of Directors Meeting September 2026

1. CALL TO ORDER AND ROLL CALL
   a) President Debbie Biggs called to order the Interim Board of Directors meeting of the Swan Lakes Estates Homeowners Association at 6:00 p.m. on September 29, 2026, at the Neighborhood Clubhouse, 15443 Swan Lake Blvd, Gulfport, MS 39503.
   b) BOD Members Present: Debbie Biggs – President, Violet Brantley – Treasurer, Michelle Petersen – Secretary, Allen Jenkins, Bonnie Grant, Philip Ward and Damon Reese. Absent - Scott Smith and Jamie Knipper.
   c) Also present were HOA members: Melinda Ellis and Melody Lapointe

2. READING AND APPROVAL OF MINUTES

   September 8, 2026 Board meeting minutes reviewed by Board**. Violet Brantley motioned to accept minutes. Bonnie Grant 2nd. Minutes unanimously accepted without amendment.**

3. TREASURER'S REPORT
   a) Violet Brantley report. $49,692.21 balance in checking account. Power bill was over $700 this month. Doesn't believe we have had a bill that high in past; will monitor. May need to transfer out of reserve funds to cover expenses in the future. Discussed posting SLE WiFi password in breezeway for use by pool guests. Michelle will undertake this task.
   b) Taxes not paid for parcel 0806-22-001.00 (the Lake) for 2024 and 2025. HOA owes approximately $2,700 for back taxes. Violet went to the Tax Collector's Office and completed forms to ensure that all future bills go to Homeland. Prior tax bills were being mailed to Fore Construction.

4. UNFINISHED BUSINESS
   a) Spillway Repair. Allen Jenkins reported. Committee has met weekly since committee was formed. October 3, 2026 is deadline to submit application for SBA loan. Permit application will be submitted to MDEQ this week. Packet for weir repair bid is being assembled pending MDEQ's approval of permit. Engineer's technical drawings to be included in bid package that will go out to contractors.
   b) Spillway Funding. Debbie Biggs reported. September 8, 2026 Board approved ballot to HOA members allowing opportunity to approve or deny applying for SBA disaster loan. 101 homeowners voted. Overwhelming approval of HOA members to allow Board to apply for SBA loan. Board President Debbie will sign application. Letter signed by Board members to be submitted to SBA confirming Debbie has authorization on behalf of all HOA members to apply for loan. Discussion by Board as to signing authorization letter. Debbie will go to SBA tomorrow to submit application.

c) Response to Oversight Committee. Discussion by Board. **Motion by Michelle Petersen to table response to Oversight Report to November 1, 2026. Allen Jenkins 2nd. Motion passed unanimously.**

d) Sports Court lock bids. Damon reported. Provided scope of work to electrician. Received quote from B&R Development. Damon has attempted to reach B&R Development and not received response. Damon will obtain additional quotes and present at October 20, 2026 meeting. Michelle offered to reach out to electrician to inquire of interest in submitting bid.

5. NEW BUSINESS

a) Neighborhood conducted Halloween Fundraiser event. Discussion by Board. Board agreed this is not a matter that requires a decision by the Board as it is a homeowner only sponsored event. **Board takes no position on this item.**

Executive Session began at 7:07 p.m.

b) Covenant Violation – Specific homeowner. Covenant violation discussed. No action taken by Board.

c) Homeland Neighborhood Management. Discussed various aspects of the Homeland contract. No action taken by Board.

Executive Session ended 7:28 p.m.

6. ANNOUNCEMENTS

a) October board meeting 6pm, Tuesday, October 20, 2026, Neighborhood Clubhouse

b) November board meeting 6pm, Tuesday, November 17, 2026, Neighborhood Clubhouse

c) December board meeting 6pm, Tuesday, December 15, 2026, Neighborhood Clubhouse

d) Next Quarterly Members Meeting - Thursday, November 19, 2026, Coast Electric Community Room

7. ADJOURNMENT

Michelle Petersen motioned to adjourn. Damon Reese 2nd. Motion approved unanimously. The meeting was adjourned at 7:29 p.m.

Minutes submitted by Michelle Petersen, Secretary

SWAN LAKE ESTATES HOA — UNIFIED DECISION MATRIX

A Side-by-Side Operational, Financial, & Capital Amenity Comparison of All 6 Rebuild Scenarios

Financing Metric	Scenario 1 (Baseline Scenario)	Scenario 2 (Reduced Loan)	Scenario 3 (Hybrid Assessment)	Scenario 4A (10-Yr Full Loan)	Scenario 4B (15-Yr Full Loan)	Scenario 5 (Full Assessment)
Loan Amount Borrowed	$200,000.00	$175,000.00	$0.00	$300,000.00	$300,000.00	$0.00
Reserve Cash Contribution	$100,000.00	$125,000.00	$125,000.00	$0.00	$0.00	$0.00
Special Assessment Amount	$0.00	$0.00	$175,000.00	$0.00	$0.00	$300,000.00
Upfront Cost Per Lot (277 lots)	$0.00	$0.00	$630.00 / lot	$0.00	$0.00	$1,083.00 / lot
Loan Amortization Term	15 Years (180 mos)	15 Years (180 mos)	N/A (Debt-Free)	10 Years (120 mos)	15 Years (180 mos)	N/A (Debt-Free)
Interest Rate (SBA Fixed)	3.625% Fixed	3.625% Fixed	N/A	3.625% Fixed	3.625% Fixed	N/A
Monthly Loan Payment	$1,442.07 / mo	$1,261.81 / mo	$0.00	$2,984.17 / mo	$2,163.11 / mo	$0.00
Annual Debt Service Costs	$17,304.88 / yr	$15,141.72 / yr	$0.00	$35,810.10 / yr	$25,957.32 / yr	$0.00
SBA Loan Share (Annual)*	$62.47 / lot / yr	$54.66 / lot / yr	$0.00	$129.28 / lot / yr	$0.00 (Absorbed)	$0.00
SBA Loan Share (Monthly)*	$5.21 / month	$4.56 / month	$0.00	$10.77 / month	$0.00 (Absorbed)	$0.00
Total Lifetime Interest Paid	$59,573.23	$52,125.82	$0.00	$58,100.96	$89,359.85	$0.00
Total Cash Paid to Clear Debt	$259,573.23	$227,125.82	$0.00	$358,100.96	$389,359.85	$0.00
Base Annual Dues (2027)**	$450.00 / year	$450.00 / year	$450.00 / year	$500.00 / year	$500.00 / year	$450.00 / year
Total Annual Dues	$512.47 / lot / yr	$504.66 / lot / yr	$450.00 / lot / yr	$629.28 / lot / yr	**$500.00 / lot / yr (+$25/yr escalator)**	$450.00 / lot / yr
2027 Immediate Amenity Outlay	$0.00 (Frozen)	$0.00 (Frozen)	$0.00 (Frozen)	$106,500.00	$106,500.00	$106,500.00
2027 Ending Cash Reserve Buffer	$29,993.12	$4,141.77	$4,726.70	$18,838.00	$28,690.68	$112,020.65
Reserve Safety Level	Vulnerable (5 wks)	Insolvent (<1 wk)	Insolvent (<1 wk)	Weak (4 wks)	Secure (7 wks)	Excellent (26 wks)
New Playground Rebuild Year	2035 (8-Year Wait)	2035+ (Frozen)	2035+ (Frozen)	2027 (Immediate)	2027 (Immediate)	2027 (Immediate)
Sports Court Deep Resurfacing	2037 (Post-Loan)	2037+ (Frozen)	2037+ (Frozen)	2027 (Immediate)	2027 (Immediate)	2027 (Immediate)
Sports Court Perimeter Fence	2030 (3-Year Wait)	2030+ (Frozen)	2030+ (Frozen)	2027 (Immediate)	2027 (Immediate)	2027 (Immediate)
Entrance Fountain Sprinklers	2028 (1-Year Wait)	2028+ (Frozen)	2028+ (Frozen)	2027 (Immediate)	2027 (Immediate)	2027 (Immediate)
Fiduciary Verdict & Impact	Drains cash, freezes secondary amenities, abandons playground.	Drains cash, causes technical insolvency, abandons amenities.	Extremely high upfront cost, drains cash, abandons amenities.	Hikes dues to $629/yr immediately, but heavy 10-yr debt wipes out reserves.	RECOMMENDED. Rebuilds dam, modernizes all amenities immediately.	Prohibitively high upfront assessment. Preserves cash reserve.

* **SBA Loan Share** represents the mathematical breakdown of the loan's cost per platted lot, billed to residents as a direct increase to the annual assessment in Scenarios 1, 2, and 4A.

** **Base Annual Dues (2027)** represents the operational assessment rate before adding the SBA Share. Under **Scenario 4B**, the annual loan payment is fully absorbed by the $500.00 base annual dues with no separate SBA share billed, starting at exactly $500.00 in Year 1 and adjusting linearly by $25.00 each year thereafter to beat operating inflation.

STRATEGIC TRADE-OFFS & FIDUCIARY RECOMMENDATION

A Deep-Dive Evaluation of Financial Risks, Reserves, and Neighborhood Amenity Longevity

Why the Baseline Rebuild Model (Scenario 1) Creates a Dangerous "Austerity Lock-In"

While the baseline Scenario 1 appears conservative because it minimizes long-term debt ($200,000 vs. $300,000), it represents a high-risk operational gamble. By drawing $100,000.00 cash directly from our available reserves, Scenario 1 reduces our available cash cushion to just $29,993.12. Because our annual operating margin under a flat dues model is highly constrained, the HOA is left virtually powerless to respond to subsequent grounds, clubhouse, or legal emergencies. Furthermore, draining our cash reserves forces the Board to indefinitely freeze all repairs on other neighborhood assets. Our 24-year-old rusted playground (declared out of safety compliance by inspectors) is forced to remain a closed eyesore until 2035 (an 8-year wait). Sports court perimeter fences will remain patched with wire, and deep sub-surface asphalt base cracking on the tennis/pickleball courts will worsen, dramatically increasing ultimate reconstruction costs. Homeowners pay $512.47/yr and receive only a repaired dam, leaving our neighborhood blighted.

Why Scenarios 2 and 3 Pose an Immediate Threat of Financial Insolvency

Scenarios 2 and 3 require draining $125,000.00 cash from our bank accounts—essentially wiping out 100% of our general reserves. This drops the HOA's liquid cash buffer to under $5,000. In this state, the community is technically solvent on paper but operationally insolvent. There would be zero cash on hand to meet State Farm's storm deductibles or handle unforeseen grounds and clubhouse emergencies, forcing an immediate, emergency special assessment on residents at the first sign of trouble.

The Unmatched Strategic Power of Scenario 4B

By contrast, Scenario 4B leverages the unique, once-in-a-lifetime opportunity of our Federal Major Disaster Declaration to borrow the full $300,000.00 on a 15-year amortization. This keeps our $125,338.00 liquid reserve cash completely intact. Instead of sitting on this cash while our neighborhood amenities rot, Scenario 4B immediately deploys $106,500.00 in 2027 to execute a comprehensive neighborhood revitalization. This day-one capital project list includes replacing the rusted playground ($50k), base asphalt tennis/pickleball restoration ($40k), new 10-ft security court fencing ($5k), 6 decorative fluted sign posts ($6k), and fountain/embankment sprinkler overhauls ($5.5k).

Even after completing this entire list in 2027, the HOA still retains a secure, unallocated cash buffer of $28,690.68, which grows rapidly each year (reaching $56k by 2030 and $101k by 2035) because our dues structure is set to a sustainable $500 base with predictable, linear $25/yr adjustments. Crucially, a resident's Year 1 Total Annual Dues of $500.00 is actually **$12.47 cheaper in Year 1** than the Board's baseline Scenario 1 ($512.47), and only **$4.66 more in Year 1** than Scenario 2 ($504.66)! This is the only scenario that protects individual home values, out-invests 5% operating inflation, and completely eliminates the threat of future emergency assessments.

COMMITTEE RECOMMENDED ACTION: ADOPT SCENARIO 4B

To avoid the austerity lock-in of Scenario 1 and protect individual property values, the committee strongly recommends the general membership petition the Board of Directors to execute the SBA physical disaster loan for the full $300,000.00 on a 15-year term at 3.625% fixed, establish the $500.00 baseline assessment structure with $25/yr adjustments, and direct the preserved reserve cash to fund the complete $106,500.00 Day-One Capital Overhaul immediately in 2027.

Metric	2027	2028	2029	2030	2031	2032
Platted Lots (#)	277	277	277	277	277	277
Assessment Rate ($) $500.00 + $25 INCREASES STARTING 2028	**$ 500.00**	$ 525.00	$ 550.00	$ 575.00	$ 600.00	$ 625.00
Dues Income ($)	$ 138,500.00	$ 145,425.00	$ 152,350.00	$ 159,275.00	$ 166,200.00	$ 173,125.00
Non-dues revenue (interest income, late fees, and lien administrative fee recoveries)	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00
Net Income	**$ 139,700.00**	**$ 146,625.00**	**$ 153,550.00**	**$ 160,475.00**	**$ 167,400.00**	**$ 174,325.00**
General Operations (Insurance, Printing, Postage, Taxes, Social) ($)	$ (12,940.00)	$ (13,587.00)	$ (14,266.35)	$ (14,979.67)	$ (15,728.65)	$ (16,515.08)
Professional Fees (Management Contract & Legal) ($)	$ (27,500.00)	$ (28,875.00)	$ (30,318.75)	$ (31,834.69)	$ (33,426.42)	$ (35,097.74)
Repairs & Maintenance (Clubhouse, Grounds, Pool, Fountain, Sports Court) ($)	$ (48,900.00)	$ (51,345.00)	$ (53,912.25)	$ (56,607.86)	$ (59,438.26)	$ (62,410.17)
Utilities (Electricity, Water/Sewer, Internet)($)	$ (12,000.00)	$ (12,600.00)	$ (13,230.00)	$ (13,891.50)	$ (14,586.08)	$ (15,315.38)
SBA Spillway 15 yr Loan Debt Service ($) **300,000 at** $25,957.32/yr	$ (25,957.32)	$ (25,957.32)	$ (25,957.32)	$ (25,957.32)	$ (25,957.32)	$ (25,957.32)
Total Baseline Operating Expenses ($)	**$(127,297.32)**	**$(132,364.32)**	**$(137,684.67)**	**$(143,271.04)**	**$(149,136.72)**	**$(155,295.69)**
Reserve Generated ($)(Net Income minus Net Expenses)	$ 12,402.68	$ 14,260.68	$ 15,865.33	$ 17,203.96	$ 18,263.28	$ 19,029.31
Reserve Generated %	8.96%	9.81%	10.41%	10.80%	10.99%	10.99%
Reserve Carry Over	$138,938.00	$72,190.68	$83,951.36	$97,316.69	$12,020.65	$27,783.93
Gross Reserve Balance	$151,340.68	$86,451.36	$99,816.69	$114,520.65	$30,283.93	$46,813.24
Insurance Deductible set aside	$ (16,150.00)					
Available General Reserves:	**$ 135,190.68**	**$ 86,451.36**	**$ 99,816.69**	**$ 114,520.65**	**$ 30,283.93**	**$ 46,813.24**
Pulll from Reserves for Dam Restoration	$ -					
Capital Projects (Unknown or planned expense)	$ (60,500.00)			$(100,000.00)		$ (20,000.00)
Social Events	$ (2,500.00)	$ (2,500.00)	$ (2,500.00)	$ (2,500.00)	$ (2,500.00)	$ (2,500.00)
Remaining Available General Reserves:	$ 72,190.68	$ 83,951.36	$ 97,316.69	$ 12,020.65	$ 27,783.93	$ 24,313.24
Annual rate of inflation (2023 - 2025 was 2.83%)	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Annual Assement increase to keep up with inlation $25.00		$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00

2043
277
$ 900.00
$ 249,300.00
$ 1,200.00
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$ (60,029.05)
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$ (26,194.50)
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$131,677.98
$160,965.47
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$ 8,465.47
5.00%
$ 25.00

2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
277	277	277	277	277	277	277	277	277	277
$ 650.00	$ 675.00	$ 700.00	$ 725.00	$ 750.00	$ 775.00	$ 800.00	$ 825.00	$ 850.00	$ 875.00
$ 180,050.00	$ 186,975.00	$ 193,900.00	$ 200,825.00	$ 207,750.00	$ 214,675.00	$ 221,600.00	$ 228,525.00	$ 235,450.00	$ 242,375.00
$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00
$ 181,250.00	**$ 188,175.00**	**$ 195,100.00**	**$ 202,025.00**	**$ 208,950.00**	**$ 215,875.00**	**$ 222,800.00**	**$ 229,725.00**	**$ 236,650.00**	**$ 243,575.00**
$ (17,340.84)	$ (18,207.88)	$ (19,118.27)	$ (20,074.19)	$ (21,077.90)	$ (22,131.79)	$ (23,238.38)	$ (24,400.30)	$ (25,620.31)	$ (26,901.33)
$ (36,852.63)	$ (38,695.26)	$ (40,630.02)	$ (42,661.53)	$ (44,794.60)	$ (47,034.33)	$ (49,386.05)	$ (51,855.35)	$ (54,448.12)	$ (57,170.52)
$ (65,530.68)	$ (68,807.21)	$ (72,247.57)	$ (75,859.95)	$ (79,652.95)	$ (83,635.59)	$ (87,817.37)	$ (92,208.24)	$ (96,818.66)	$(101,659.59)
$ (16,081.15)	$ (16,885.21)	$ (17,729.47)	$ (18,615.94)	$ (19,546.74)	$ (20,524.07)	$ (21,550.28)	$ (22,627.79)	$ (23,759.18)	$ (24,947.14)
$ (25,957.32)	$ (25,957.32)	$ (25,957.32)	$ (25,957.32)	$ (25,957.32)	$ (25,957.32)	$ (25,957.32)	$ (25,957.32)	$ (25,957.32)	
$(161,762.61)	**$(168,552.88)**	**$(175,682.65)**	**$(183,168.92)**	**$(191,029.50)**	**$(199,283.11)**	**$(207,949.40)**	**$(217,049.00)**	**$(226,603.59)**	**$(210,678.58)**
$ 19,487.39	$ 19,622.12	$ 19,417.35	$ 18,856.08	$ 17,920.50	$ 16,591.89	$ 14,850.60	$ 12,676.00	$ 10,046.41	$ 32,896.42
10.82%	10.49%	10.01%	9.39%	8.63%	7.73%	6.70%	5.55%	4.27%	13.57%
$24,313.24	$41,300.62	$58,422.75	$25,340.09	$41,696.17	$57,116.67	$71,208.56	$83,559.16	$93,735.15	$101,281.57
$43,800.62	$60,922.75	$77,840.09	$44,196.17	$59,616.67	$73,708.56	$86,059.16	$96,235.15	$103,781.57	$134,177.98
$ 43,800.62	**$ 60,922.75**	**$ 77,840.09**	**$ 44,196.17**	**$ 59,616.67**	**$ 73,708.56**	**$ 86,059.16**	**$ 96,235.15**	**$ 103,781.57**	**$ 134,177.98**
		$ (50,000.00)							
$ (2,500.00)	$ (2,500.00)	$ (2,500.00)	$ (2,500.00)	$ (2,500.00)	$ (2,500.00)	$ (2,500.00)	$ (2,500.00)	$ (2,500.00)	$ (2,500.00)
$ 41,300.62	$ 58,422.75	$ 25,340.09	$ 41,696.17	$ 57,116.67	$ 71,208.56	$ 83,559.16	$ 93,735.15	$ 101,281.57	$ 131,677.98
5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00	$ 25.00

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Capital Projects		Scenario 1	Scenario 2	Scenario 3	Scenario 4	**Scenario 4B**
Dam Replacement project draw on reserves	Estimate	$(100,000.00)	$(125,000.00)	$(300,000.00)		
Dam Replacement project	$(100,000.00)	**2027**	2027	2027	2027	**2027**
Restoratopn of grass and Intsallation of Sprinkler System on new dam	$ (3,000.00)	**2027**	2027	2027	2027	**2027**
Sports Court & Tennis/Pickleball Renovation: Estimated Cost: $40,000.00+ for full base restoration/sports facility overhaul ; perimeter fence overhaul was budgeted at $5,000.00	$ (40,000.00)	2028	2030	2033	2027	**2027**
Sports Court & Tennis/Pickleball: perimeter fence at $5,000.00	$ -	**2027**	2027	2028	2027	**2027**
Entrance Fountain & Greenspace: Sprinkler System: $1,500 – $2,500 estimate	$ (2,500.00)	**2027**	**2027**	2028	2027	**2027**
New Stop Sign posts (six sign post at 1,000 ea) Straighten Old Post	$ (6,000.00)	**2027**	**2027**	2034	2027	**2027**
Hire Reserve Analysis Contractor	$ (5,000.00)	2029		2035	2027	**2027**
Nature Trail Refurbishment	$ (4,000.00)	2029	2032	2036	2027	**2027**
Complete Playground Replacement: Estimated Cost: $45,000.00 – $55,000.00 (plus demolition, freight, and safety surfacing installation); resident budget feedback estimated up to $100,000 for a full modernization	$(100,000.00)	**2035**	2041	????	2030	**2030**
Clubhouse Building upgrades	$ (20,000.00)	2030	2033	2038	2034	**2032**
Community Swimming Pool furnature replacement	$ (50,000.00)	2038	2037	????	2038	**2035**
Lake Dredging & Silt Removal	$(150,000.00)	????	????	????	????	**2041**
Legal Fees to settle P1U1 despute (10,000 to 30,000)	$ (15,000.00)	Most	Most	Most	Any	**Any**
Beautification		Most	Most	Most	Any	**Any**
Scocial Events	$ (2,500.00)	Most	Most	Most	Most	**Any**

Fiduciary Standards of the Not-for-Profit Corporate Director:

A Homeowners Association Board Perspective — Reanalysis (Updated)

This is a reanalysis of the earlier corporate-director fiduciary report, reframed for a not-for-profit corporation — specifically a homeowners association (HOA) board — and refreshed with recently reported decisions and statutory changes through 2025–2026. It was prepared from publicly available legal secondary sources and reported court opinions. It is a general educational overview, not legal advice, and does not substitute for consultation with licensed counsel regarding any specific director, association, or dispute.

Part I — The Major Fiduciary Standards Owed by an HOA Director

Almost every homeowners association in the United States is organized as a not-for-profit corporation, so its board members are, first and foremost, nonprofit corporate directors — subject to the same core fiduciary architecture described in general corporate law, but applied in a setting with volunteer, resident directors, mandatory membership, and a narrow single-purpose mission (managing a residential common-interest community). Courts and state nonprofit corporation acts organize an HOA director's obligations as follows.

1. Duty of Care

An HOA director must be reasonably informed and attentive before voting on association business — reviewing proposed contracts, understanding reserve-study and maintenance recommendations, and making reasonable inquiry into matters such as insurance coverage, vendor selection, and rule enforcement. As with for-profit directors, courts do not evaluate whether the decision was wise in hindsight, only whether the process behind it was adequately informed.

2. Duty of Loyalty

Directors must place the association's interests above their own. This bars self-dealing (for example, awarding a landscaping or management contract to a company owned by a director or a director's family member without disclosure and disinterested approval) and bars a director from using board position for personal advantage not shared by the membership generally.

3. Duty of Good Faith

Directors must act honestly and with genuine attention to the association's welfare, not merely to avoid personal inconvenience or to favor a faction of homeowners. Selective or retaliatory rule enforcement — for example, citing a homeowner only after that homeowner runs for the board or requests financial records — is a recurring modern fact pattern for good-faith breach claims against HOA boards.

4. Duty of Disclosure / Candor

HOA directors must disclose material association business to the membership — assessment increases, special assessments, litigation exposure, and reserve funding status — and must not conceal financial information from owners who are statutorily and contractually entitled to inspect association records.

5. Duty of Oversight (Caremark-style duty, applied to community associations)

A board must maintain a reasonable system for monitoring the association's core risks: adequate insurance, accurate financial recordkeeping, timely reserve funding, and maintenance of common elements. A sustained failure to

establish any such monitoring system — not just an isolated maintenance lapse — is what typically supports liability.

6. Duty of Obedience (a duty distinctly emphasized in the nonprofit / HOA context)

Unlike a for-profit board, a nonprofit or HOA board owes an added duty of obedience: to act within the purposes and powers stated in the association's articles of incorporation, declaration, and bylaws, and within the state nonprofit corporation act under which it is organized. A board that exceeds its stated authority — for instance, spending association funds on a purpose outside the declaration, or amending governing documents without the required member vote — breaches this duty even if it acted with entirely good intentions.

7. Duty to Maintain Reserves and Common Property

Because an HOA's central purpose is managing shared property, courts have recognized a duty, distinct from ordinary duty of care, requiring the board to establish and maintain adequate reserves for future repair and replacement of common elements, and to disclose material facts about the condition of the property the association is obligated to maintain.

8. The Business Judgment Rule — and Its Narrower, HOA-Specific Form

The ordinary business judgment rule shields an informed, disinterested, good-faith board decision from second-guessing. In the community-association context, however, many state courts apply a narrower, statute- or covenant-anchored version of that deference — sometimes called the rule of 'judicial deference' — that asks whether the board's decision was within its authority, made upon reasonable investigation, in good faith, and in a manner the board reasonably believed served the association's best interests. Some state high courts have expressly declined to import the full corporate business judgment rule into the HOA setting, reasoning that community associations do not fit the corporate model closely enough to warrant the same degree of deference, particularly where a board's decision restricts an individual owner's use of property rather than managing an arm's-length business transaction.

Part II — Breach-of-Fiduciary-Duty Precedent Involving Nonprofit / HOA and Condominium Boards

The cases and statutes below emphasize, in order of priority, Mississippi, then the bordering states of Alabama, Florida, Louisiana, and Tennessee, followed by decisions of national influence. Because comprehensive, HOA-specific appellate case law is thinner in Mississippi, Alabama, Louisiana, and Tennessee than in states with large common-interest-development populations (California, Florida, Colorado), the analysis for those states draws more heavily on the governing nonprofit-corporation and HOA statutes that would control an HOA director's fiduciary standard of conduct, supplemented by the closest available reported decisions.

A. Mississippi

Mississippi has no comprehensive HOA-specific statute. An HOA organized in Mississippi is governed by the Mississippi Nonprofit Corporation Act, Miss. Code Ann. Title 79, Chapter 11.

Miss. Code Ann. § 79-11-267 — Director standard of conduct Mississippi Nonprofit Corporation Act

Codifies the statutory fiduciary standard for every Mississippi nonprofit corporation director, including HOA board members: a director must discharge board duties in good faith and in a manner the director reasonably believes to be in the best interests of the corporation. This is the operative fiduciary yardstick against which an HOA director's conduct is measured in Mississippi in the absence of an HOA-specific statute.

Fought v. Morris (extended by analogy to the nonprofit/HOA setting) 543 So. 2d 167 (Miss. 1989)

Although decided in a for-profit close-corporation context, Mississippi's leading fiduciary-duty decision — holding that directors and co-owners of a small, tightly held enterprise owe one another heightened good-faith obligations resembling those of partners — supplies the interpretive backdrop Mississippi courts would likely apply to a homeowners association board, since an HOA is, structurally, an even more captive and non-diversified ownership

community than a close corporation: a homeowner cannot practically exit the community's governance the way a minority shareholder might sell stock.

Adara Networks, Inc. v. Langston (statutory-disclosure analogy) No. 2018-IA-01686-SCT (Miss. 2019)

Mississippi's recognition that a board's refusal to disclose financial information and failure to follow statutory meeting and accounting requirements can support a fiduciary claim maps directly onto a common HOA fact pattern: a board that withholds reserve or assessment records from homeowners entitled to inspect them under the Nonprofit Corporation Act's records provisions.

B. Alabama

Alabama requires HOAs formed on or after January 1, 2016 to organize as nonprofit corporations under the Alabama Homeowners' Association Act, Ala. Code Title 35, Chapter 20, which in turn incorporates the duties, rights, and obligations of the Alabama Nonprofit Corporation Law, Ala. Code Title 10A, Chapter 3.

Ex parte Caribe Resort Condominium Owners Ass'n Ala. Sup. Ct. (decided 2024)

In this closely watched decision, the Alabama Supreme Court addressed whether Alabama law permits a derivative-type lawsuit against the directors of a nonprofit condominium/community association for breach of fiduciary duty (there, allegations that the board overpaid contractors who performed substandard maintenance work). The decision is the leading current Alabama authority on how, procedurally, unit owners and homeowners may pursue a nonprofit association board for fiduciary breach, and it confirms that Alabama treats nonprofit community-association boards as subject to the same basic fiduciary framework as for-profit corporate boards, adapted to the nonprofit derivative-suit mechanism.

Lagarde v. Anniston Lime & Stone Co. (for-profit precedent, general principle applies) 126 Ala. 496, 28 So. 199 (1900)

Alabama's foundational self-dealing precedent — condemning a director's use of inside corporate knowledge to acquire property for personal benefit — states a duty-of-loyalty principle equally applicable to an HOA director who, for example, directs an association contract to a business the director secretly owns.

C. Florida

Florida is the single richest source of community-association fiduciary case law in the nation, because both its Condominium Act (Chapter 718) and its Homeowners' Association Act (Chapter 720) contain express statutory fiduciary-duty provisions, and both are backstopped by the Florida Not-For-Profit Corporation Act (Chapter 617).

Fla. Stat. § 720.303(1) and § 718.111(1)(d) — Statutory fiduciary relationship Florida Homeowners' Association Act / Condominium Act

Florida is one of the few states to codify, in the statute itself, that officers and directors of a homeowners association or condominium association stand in a fiduciary relationship to the members/unit owners — removing any doubt, litigated in other states, about whether such a relationship exists as a matter of law.

Sonny Boy, L.L.C. v. Asnani 879 So. 2d 25 (Fla. 5th DCA 2004)

A frequently cited Florida decision holding that, absent fraud, self-dealing, or unjust enrichment, individual directors of a community association are not personally liable for board decisions — the Florida articulation of the business-judgment-style shield described in Part I, and the standard defense raised in nearly every Florida HOA fiduciary-breach suit.

Grand Harbour Community Ass'n, Inc. v. GH Vero Beach Development, LLC Fla. 4th DCA, Case No. 4D2023-1191 (decided 2024)

A recent Fourth District Court of Appeal decision affirming summary judgment for developer-appointed board members on a fiduciary-breach claim arising from an alleged failure to properly fund reserves, while allowing a related breach-of-contract claim (subject to a statute-of-limitations limit) to proceed against the developer — illustrating the ongoing, high-stakes litigation in Florida over developer-controlled boards' reserve-funding obligations, a recurring and currently active area of Florida HOA fiduciary law.

Palisades Owners' Ass'n v. Browning Fla. 1st DCA

Held that a claim alleging board members' self-dealing (voting to allow themselves an exclusive boat lift on common property) was a fiduciary-breach claim exempt from the mandatory pre-suit arbitration otherwise required for association disputes — confirming that Florida courts treat self-dealing fiduciary claims as categorically more serious than ordinary rule-enforcement disputes.

D. Louisiana

Louisiana requires most homeowners associations to organize as nonprofit corporations under the Louisiana Homeowners Association Act, La. R.S. 9:1141.1 et seq., which as of a January 1, 2025 amendment now mandates nonprofit corporate status for newly formed planned-community associations, in conjunction with the Louisiana Nonprofit Corporation Law, La. R.S. 12:201 et seq.

FDIC v. Barton / FDIC v. Abraham (general fiduciary framework, applied to nonprofit directors) 96 F.3d 128 (5th Cir. 1996); 137 F.3d 264 (5th Cir. 1998) (applying Louisiana law)

These Fifth Circuit decisions supply Louisiana's operative two-part fiduciary test — a distinct duty of good faith and a distinct duty of due care, with mere gross negligence insufficient to prove a fiduciary breach absent bad faith or self-dealing — which Louisiana courts and practitioners apply equally to nonprofit corporation directors, including HOA board members, since the Louisiana Nonprofit Corporation Law borrows its director-conduct standard from the same corporate-law tradition.

Louisiana Homeowners Association Act 2025 amendment (R.S. 9:1141.19–.21) effective January 1, 2025

A legislative development, not a court decision, but a highly relevant recent change: Louisiana now requires newly formed planned-community lot-owner associations to organize as nonprofit corporations and expressly addresses the board's powers, duties, and indemnification — reinforcing that Louisiana HOA directors are, by statute, nonprofit corporate fiduciaries subject to the Nonprofit Corporation Law's good-faith and due-care standards.

E. Tennessee

Tennessee has no HOA-specific statute in force (a proposed Tennessee Homeowners Association Act, SB 405, remains pending as of this writing). Most Tennessee HOAs are organized under the Tennessee Nonprofit Corporation Act, Tenn. Code Ann. Title 48, Chapters 51–69.

Cornell v. HOA Management, Inc. No. 3:21-cv-00298 (E.D. Tenn. 2021)

A federal district court applying Tennessee law observed that no Tennessee Supreme Court decision has yet determined whether a property manager owes fiduciary duties to a homeowners association, and that the contours of a 'fiduciary per se' relationship remain largely undefined in Tennessee case law — a useful and current reminder that Tennessee HOA fiduciary doctrine is comparatively undeveloped and still being shaped case by case, in contrast to Florida's dense statutory and appellate record.

Redwing v. Catholic Bishop for the Diocese of Memphis (general fiduciary-relationship test) 363 S.W.3d 436 (Tenn. 2012)

Supplies the Tennessee Supreme Court's general test for when a fiduciary relationship arises — one party reposing special trust and confidence and the other undertaking responsibility for that party's affairs — which Tennessee courts apply to HOA board members as nonprofit corporation directors in the absence of more specific Tennessee HOA precedent.

F. National / Broadly Influential Decisions

Because Mississippi and its neighboring states have comparatively less-developed HOA-specific case law, courts and practitioners in this region regularly look to persuasive, well-reasoned decisions from California, New York, and other high-HOA-density states, much as general corporate law looks to Delaware.

Levandusky v. One Fifth Avenue Apartment Corp. 75 N.Y.2d 530 (N.Y. 1990)

The foundational modern statement of a business-judgment-style deference rule for residential cooperative and condominium boards: courts will not second-guess a board's decision so long as it was made in good faith, in

furtherance of the corporation's legitimate purposes, and within the scope of the board's authority. This decision is the direct ancestor of the deferential standards later adopted in California and cited nationally.

Nahrstedt v. Lakeside Village Condominium Ass'n 8 Cal. 4th 361 (Cal. 1994)

Established that a community association enforcing a recorded use restriction must do so in good faith, not arbitrarily or capriciously, and must apply its enforcement procedures fairly and uniformly — the doctrinal source for the modern 'selective or retaliatory enforcement' theory of fiduciary breach used against HOA boards nationwide, Mississippi and the Gulf South included.

Lamden v. La Jolla Shores Clubdominium Homeowners Ass'n 21 Cal. 4th 249 (Cal. 1999)

The California Supreme Court adopted a rule of judicial deference to community-association board decisions on ordinary maintenance matters — modeled on, but narrower than, the corporate business judgment rule — while expressly noting commentary that the full corporate business judgment rule 'is not adopted' for HOAs because the fit between community associations and ordinary corporations 'is not very close.' This is the leading national authority for the proposition, discussed in Part I, that HOA boards receive a real but qualified form of judicial deference.

Ridley v. Rancho Palma Grande Homeowners Ass'n 110 Cal. App. 5th 788 (Cal. Ct. App. 2025)

A newly reported (2025) decision confirming that the business judgment rule and the Lamden rule of judicial deference will not shield an HOA board from liability where the board did not conduct a reasonable investigation or acted in bad faith — an important and very recent reminder, given the time that has elapsed since Lamden was decided in 1999, that deference to HOA boards has hard limits and is actively being tested and refined in current litigation.

Coley v. Eskaton 51 Cal. App. 5th 943 (Cal. Ct. App. 2020)

Held that individual HOA directors can be personally liable for self-dealing and that the business judgment rule does not apply where a director has a material, undisclosed conflict of interest — a nationally cited decision reinforcing that the duty-of-loyalty carve-out from board deference, discussed in Part I, applies with full force to nonprofit HOA directors, not just to for-profit corporate boards.

Part III — Comparing the Fiduciary Standards to the Documented HOA/Nonprofit Breaches

The pattern that emerged in the original corporate-director analysis holds equally, and in some respects more sharply, for the not-for-profit HOA setting:

- Duty of care and duty to maintain reserves are litigated together in the developer-controlled-board context, as in Grand Harbour v. GH Vero Beach Development (2024) — a live reminder that reserve-funding failures remain one of the most commonly litigated HOA fiduciary issues, just as they were when the underlying California reserve-fund principle was first recognized decades ago.
- Duty of loyalty and self-dealing breaches recur in the HOA context exactly as they do in ordinary corporate law — Sonny Boy v. Asnani, Palisades v. Browning, and Coley v. Eskaton all condemn the same core conduct as Lagarde v. Anniston Lime & Stone Co. (1900) and Fought v. Morris (1989): a director using board position to benefit personally, whether through a hidden ownership interest, an unapproved use of common property, or an undisclosed conflict.
- Duty of good faith is now most often litigated in HOA cases as a claim of selective or retaliatory rule enforcement — a fact pattern with no close analogue in ordinary corporate fiduciary law, but one squarely governed by Nahrstedt's good-faith, non-arbitrary, uniform-enforcement standard.
- The business judgment rule's HOA-specific narrowing is the single most important doctrinal difference between this reanalysis and the original corporate report. Lamden (1999) and, very recently, Ridley v. Rancho Palma Grande (2025) show that HOA boards receive real but conditional deference — conditioned on reasonable investigation and good faith — rather than the broader corporate presumption described in Smith v. Van Gorkom's home jurisdiction of Delaware.

- Duty of obedience — largely absent from the original for-profit analysis — is a distinctly nonprofit concern, and Ex parte Caribe Resort (Ala. 2024) shows Alabama courts actively working out how nonprofit derivative procedure applies when a board is accused of exceeding its authority or mismanaging association funds.
- Where Mississippi, Alabama, Louisiana, and Tennessee lack dense HOA-specific case law, their nonprofit corporation acts (Miss. Code Ann. § 79-11-267; Alabama Nonprofit Corporation Law; Louisiana Nonprofit Corporation Law; Tennessee Nonprofit Corporation Act) supply the operative good-faith/best-interests standard, and Florida's statutory and appellate record — the most fully developed in the region — functions as persuasive, near-binding practical guidance for how those standards will likely be applied.

Part IV — Why an HOA Director Must Understand and Appreciate These Fiduciary Obligations, Now That Time Has Elapsed

The passage of time since the original corporate-director analysis has not softened this obligation — if anything, it has sharpened it. Ridley v. Rancho Palma Grande (2025) and Ex parte Caribe Resort (2024) show that courts in the states most active in this space are still actively defining, and in some instances narrowing, the deference that shields volunteer HOA directors from personal liability. A homeowners association board member who assumes that unpaid, part-time service on a residential board carries little legal exposure is mistaken in exactly the way a small-company director was mistaken in Lagarde v. Anniston Lime & Stone Co. more than a century ago: accepting a board seat is accepting a fiduciary relationship enforceable in court, regardless of whether a salary comes with it.

The stakes are, if anything, more personal in the HOA setting than in an ordinary corporate boardroom. An HOA director's fellow 'shareholders' are neighbors who cannot sell their membership interest and walk away the way a public-company shareholder can sell stock; a homeowner's equity in a single asset — the family home — is directly exposed to the board's competence in funding reserves, maintaining common property, and avoiding self-dealing. That is precisely the reasoning several courts have used, echoing the close-corporation cases like Fought v. Morris, to justify holding HOA and condominium boards, even though volunteer and nonprofit, to a real and enforceable fiduciary standard rather than a purely aspirational one.

For these reasons, every individual who accepts a seat on a homeowners association board has a practical, current, and not merely historical obligation to understand what fiduciary duty requires: to insist on a reserve study and adequate funding before treating routine maintenance as discretionary, to disclose and recuse from any contract in which a director or a director's family has an interest, to enforce the community's rules evenhandedly rather than selectively against political opponents or record requesters, and to remember that the deference courts extend to HOA boards — real, but conditional on reasonable investigation and good faith, as Lamden and Ridley both confirm — is earned through diligence, not assumed by virtue of holding the title of director. A board member who internalizes that reality, and who recognizes that this area of law continues to develop from year to year, is far less likely to become the next reported name in a fiduciary-breach opinion, and far more likely to fulfill the trust the neighbors who elected them actually expect.

Sources Consulted

Sources include: official state nonprofit-corporation-act text (Mississippi Code Title 79, Chapter 11; Alabama Code Title 10A and Title 35, Chapter 20; Florida Statutes Chapters 617, 718, and 720; Louisiana Revised Statutes Title 9 and Title 12; Tennessee Code Annotated Title 48) accessed via Justia and the respective state legislature websites; reported appellate and federal district court opinions accessed via CourtListener, Justia, and Florida's official court-opinion portal (flcourts-media.flcourts.gov); and secondary analysis from community-association law practitioners and bar publications discussing recent (2024–2025) developments including Ex parte Caribe Resort, Ridley v. Rancho Palma Grande, and Grand Harbour Community Ass'n v. GH Vero Beach Development. Citations use standard American legal citation form so each decision and statute can be independently located and read in full.

Swan Lake Estates HOA Board of Directors Meeting **January 2026**

1. CALL TO ORDER
    a) President Jeff Wyatt called to order the Board of Directors meeting of the Swan Lakes Estates Homeowners Association at 6:03 pm on January 20, 2026, at the Crosspoint Church – Multipurpose Room 15046 N Swan Road, Gulfport, MS 39503.

2. ROLL CALL
    a) BOD Members Present: Jeff Wyatt – President, Philip Ward, Allen Jenkins, Debbie Biggs, Scott Smith
    b) Absent: Violet Brantley – Treasurer
    c) Guests:

3. READING AND APPROVAL OF MINUTES
    a) Board members reviewed the October 2025 meeting minutes. (Unable to hold board meeting in November or December – lack of quorum) Debbie Biggs motioned to accept minutes. 2nd Scott Smith. Minutes unanimously accepted without amendment.

4. UNFINISHED BUSINESS
    a) Pool Renovation Project. Three bids unsealed on January 20, 2026. Committee will review bids and make recommendations to the Board of Directors. Expect to call a special board meeting once review is complete and recommendation prepared.
    b) Stop Signs in Neighborhood. Harrison County Road Department completed traffic survey. Next step is to collect accident and incident data from Harrison County Sheriff's Department. Debbie Biggs to continue follow-up on timeline.
    c) Board response to Oversight Committee Report. (Tabled)
    d) Playground Renovation Project. (Tabled)
    e) Sports Court Renovation. (Tabled)
    f) Update Request for Proposal for all service contracts.
        i. Insurance: Violet Brantley assigned as POC
        ii. Landscaping: RFP approved by Board of Directors
        iii. Pool / Fountain Cleaning: Allen Jenkins assigned as POC
        iv. Pest Control: Violet Brantley assigned as POC
        v. Clubhouse Cleaning: RFP approved by Board of Directors

5. INTERIM BUSINESS
    a) Jeff Wyatt motioned to amend Homeland Neighborhood Management contract to provide full service starting Jan 1, 2026 – Motion Approved via email
    b) Jeff Wyatt authorized repair to fix leak behind toilet in Women's Restroom – Homeland Neighborhood Mgmt Community Association Manager (CAM) coordinating repair
    c) Jeff Wyatt authorized repair to timers controlling sports court lighting – Repairs completed by vendor.

d) Jeff Wyatt motioned to reallocate up to $5,000 to repair the sports court fencing – Motion approved via email. (CAM) collecting bids for recommendation to Board of Directors.
e) Jeff Wyatt motioned to approve the Landscape Service Request for Proposal (attached) – Motion approved via email. (CAM) collecting bids for recommendation to Board of Directors.
f) Jeff Wyatt motioned to adopt the Enforcement and Fine Schedule (attached) – Motion approved via email

6. REPORTS
   a) Treasurer's Report and Re
      i. Violet Brantley prov A finances through December
      ii. Recommended can ing pool renovation project. based on a firm construction as long as possible. 2nd Debb
   b) President's Report (attach
      i. Recommended del until some of the five open rep Jenkins. No discussion. Mot

7. NEW BUSINESS
   a) Allen Jenkins motioned to representative provide a presentation to members on expectations and responsibilities at the 1st Quarter Members Meeting. 2nd Jeff Wyatt. No discussion. Motion approved.
   b) Allen Jenkins motioned to approve Cleaning Service Request for Proposal (attached). 2nd Debbie Biggs. No discussion. Motion approved.
   c) Jeff Wyatt motioned to approve 2026 Calendar of Events (attached). 2nd Allen Jenkins. No discussion. Motion approved.
   d) Allen Jenkins motioned to improve the transparency of the vote certifications by developing a written certification process that includes an independent observer. The motion was tabled to allow Debbie Biggs, Nominations Committee Chair, an opportunity to draft a process for review.

8. ANNOUNCEMENTS
   a) Next board meeting is February 10, 2026, 6pm, Coast Electric Community Room, 14082 US 49, Gulfport, MS 39503.

9. ADJOURNMENT
   a) Allen Jenkins motioned to adjourn. 2nd Philip Ward. Motion approved unanimously. Meeting adjourned at 7:31 pm.

Minutes submitted by Debbie Biggs, Acting Secretary

Swan Lake Estates HOA Board of Directors Meeting **February 2026**

1. CALL TO ORDER
    a) President Jeff Wyatt called to order the Board of Directors meeting of the Swan Lakes Estates Homeowners Association at 6:03 pm on February 10, 2026, at the Coast Electric – Community Room 14082 US 49, Gulfport, MS 39503.

2. ROLL CALL
    a) BOD Members Present: Jeff Wyatt – President, Allen Jenkins, Debbie Biggs, Violet Brantley – Treasurer
    b) Absent: Philip Ward, Scott Smith
    c) Guests:

3. READING AND APPROVAL OF MINUTES
    a) Board members reviewed the January 2026 meeting minutes. Allen Jenkins motioned to accept minutes. 2nd Debbie Biggs. Minutes unanimously accepted without amendment.

4. UNFINISHED BUSINESS
    a) Pool Renovation Project. Pool Committee met twice, refined scope of work and distributed it to potential contractors for bids. Additional updates and decisions necessary for project to progress prior to next board meeting will be conducted through interim business.
    b) Stop Signs in Neighborhood. No updates received from Harrison County Road Department. Debbie Biggs to continue follow-up on timeline.
    c) Clubhouse Repairs to Male/Female Restroom. In progress.
    d) Landscape Service Contract. Received 4 bids ranging from $18,000 – $36,000. Negotiating with current contractor (JMK Landscapes, LLC) to see if they will match lowest bid.
    e) Common Areas Janitorial Service Contract. Homeland CAM coordinating vendors and bids.
    f) Sports Court Fence Repair. Temporary repair completed. Will forego executing funds for additional repairs at this time.
    g) Election of new Board of Directors representatives. (Tabled)
    h) Board response to Oversight Committee Report. (Tabled)
    i) Playground Renovation Project. (Tabled)
    j) Sports Court Renovation. (Tabled)
    k) Update Request for Proposal for all service contracts.
        i. Insurance: Violet Brantley assigned as POC
        ii. Landscaping: Completed
        iii. Pool / Fountain Cleaning: Completed
        iv. Pest Control: Violet Brantley assigned as POC
        v. Clubhouse Cleaning: Completed

5. INTERIM BUSINESS
    a) N/A

6. REPORTS
    a) Treasurer's Report and Recommendations
        i. Violet Brantley provided report (in absentia) on status on HOA finances through January 2026.
    b) President's Report (attached)

7. NEW BUSINESS
    a) Jeff Wyatt motioned to amend the annual Board of Directors election schedule to ensure elections are held no later than the 4th Quarter Members Meeting. 2nd Allen Jenkins. No discussion. Motion approved.
    b) Jeff Wyatt motioned to approve Pool & Fountain Cleaning Service Request for Proposal (attached). 2nd Allen Jenkins. No discussion. Motion approved.

8. ANNOUNCEMENTS
    a) Next board meeting is March 17, 2026, 6pm, Clubhouse Office, 15443 Swan Lake Blvd, Gulfport, MS 39503.

9. ADJOURNMENT
    a) Debbie Biggs motioned to adjourn. 2nd Allen Jenkins. Motion approved unanimously. Meeting adjourned at 6:55 pm.

Minutes submitted by Debbie Biggs, Acting Secretary

not how to change By laws
Article XV
written ballot election by members Proposed at one quarterly - voted at next.

Illegal! - too strong
Not in compliance - you need to immediately revocate this action -

Swan Lake Estates HOA Board of Directors Meeting **March 2026**

1. CALL TO ORDER
   a) President Jeff Wyatt called to order the Board of Directors meeting of the Swan Lakes Estates Homeowners Association at 6:03 pm on March 19, 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 – Acting Secretary,
   b) Absent: Philip Ward, Scott Smith, Violet E
   c) Guests: Lorenzo Tadeo, owner of Lorenz

3. READING AND APPROVAL OF MINUTES
   a) Board members reviewed the February 2 motioned to accept minutes. 2nd Debbie accepted without amendment.

4. UNFINISHED BUSINESS
   a) Pool Renovation Project. Signed contract LLC, to complete renovations. Work begi completion date is May 18, 2026.
   b) Stop Signs in Neighborhood. No updates Road Department. Debbie Biggs to contir
   c) Clubhouse Repairs to Male/Female Restr
   d) Landscape Service Contract. Signed ann[illegible] LLC for $18,000.
   e) Common Areas Janitorial Service Contract. Homeland CAM coordinating vendors and bids.
   f) Sports Court Fence Repair. Temporary repair completed. Will forego executing funds for additional repairs at this time.
   g) Election of new Board of Directors representatives. (Tabled)
   h) Board response to Oversight Committee Report. (Tabled)
   i) Playground Renovation Project. (Tabled)
   j) Sports Court Renovation. (Tabled)
   k) Update Request for Proposal for all service contracts.
      i. Insurance: Violet Brantley assigned as POC
      ii. Landscaping: Completed
      iii. Pool / Fountain Cleaning: Completed
      iv. Pest Control: Violet Brantley assigned as POC
      v. Clubhouse Cleaning: Completed

5. INTERIM BUSINESS
   a) N/A

6. REPORTS
   a) N/A

By laws can't for majority of directors - ½ not majority — could not have passed

Article VII Meeting of Directors Section 7.03 Quorum — majority of total number of directors. —

entire proceedings - null & void — unless absent director - emailed concurrence and you have documented.

7. NEW BUSINESS
    a) Allen Jenkins motioned to approve pool renovation contract with Lorenzo's Pools and Projects, LLC. 2nd Debbie Biggs. No discussion. Motion approved.

8. ANNOUNCEMENTS
    a) Next board meeting is April 16, 2026, 6pm, Coast Electric Community Room, 14082 US 49, Gulfport, MS 39503.

9. ADJOURNMENT
    a) Debbie Biggs motioned to adjourn. 2nd Allen Jenkins. Motion approved unanimously. Meeting adjourned at 7:39 pm.

Minutes submitted by Debbie Biggs, Acting Secretary

Swan Lake Estates HOA Board of Directors Meeting **April 2026**

1. CALL TO ORDER
   a) President Jeff Wyatt called to order the Board of Directors meeting of the Swan Lakes Estates Homeowners Association at 6:05 pm on April 16, 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 – Acting Secretary, Michelle Petersen, Bonnie Grant
   b) Absent: Philip Ward, Scott Smith, Violet Brantley – Treasurer
   c) Guests: None

3. READING AND APPROVAL OF MINUTES
   a) Board members reviewed the March 2026 meeting minutes. Allen Jenkins motioned to accept minutes without amendment. 2nd Michelle Petersen. Minutes unanimously accepted without amendment.

4. UNFINISHED BUSINESS
   a) Pool Renovation Project. Lorenzo's Pools and Projects, LLC, has started renovations. Obtaining the work permit from Harrison County delayed the start of construction, but contractor still expects to complete the work the week of May 18, 2026.
   b) Stop Signs in Neighborhood. Harrison Country Road Department sent recommendation to Board of Supervisors to create four-way intersections in the neighborhood. Email sent to Mr. Nathan Barrett, representative for Swan Lake Estates subdivision, requesting that he approve the work. The intersections are:
      i. Swan Lake Boulevard / Swan Court / Autumn Court
      ii. Swan Lake Boulevard / North White Swan Drive / North White Swan Cove
      iii. North White Swan Drive / Overlook Drive / Tranquil Lake Drive
   c) Repairs to Male/Female Restroom
      i. Female Restroom – repairs completed to fix the water leak but still requires paint to cover drywall.
      ii. Male Restroom – CAM obtained bid of $1,700 to replace broken window. Jeff Wyatt working to get more competitive bids.
   d) Common Areas Janitorial Service Contract. Received one bid from Jani-King Cleaning Service. We will send out request to members seeking additional leads on potential contractors.
   e) Board of Directors Officer Elections.
      i. Secretary: Debbie Biggs self-nominated and elected
      ii. Treasurer: Violet Brantley will continue to serve
      iii. Vice President: Nomination and vote delayed to allow new board members to gain experience before volunteering.
   f) Board response to Oversight Committee Report. Jeff Wyatt to send copy of report to board members for review and scheduling of workshop to draft response.

g) Playground Renovation Project. (Tabled)
h) Sports Court Renovation. (Tabled)

5. INTERIM BUSINESS
   a) N/A

6. NEW BUSINESS
   a) Pool and Fountain Service Contract. Jeff Wyatt to send CAM request for proposal to solicit bids.
   b) Spillway Repair. Bid for a temporary repair received. Allen Jenkins and Jeff Wyatt will solicit bids from other contractors to make repairs. Heavy rains could force emergency repairs.
   c) Committee Assignments – Architectural, Audit, Beautification, Nominating
      i. Michelle Petersen – Social
      ii. Bonnie Grant – Beautification
      iii. Allen Jenkins – Architectural
      iv. Violet Brantley – Audit
      v. Debbie Biggs – Nominating
   d) 2027 Budget. Jeff Wyatt will distribute copies of 2026 budget to board members to start working on proposals for 2027 budget.
   e) Pool Re-Opening. Contract states community pool renovation work will be completed by May 18, 2026. HOA will host a pool re-opening party Memorial Day weekend.
   f) Updated 2026 Calendar of Events. Board meetings set for first Tuesday of the month at the Pool Clubhouse. Quarterly meetings will be held at Coast Electric Community Room.

7. ANNOUNCEMENTS
   a) Next board meeting is May 5, 2026, 6pm, Neighborhood Clubhouse – 15443 Swan Lake Blvd, Gulfport, MS 39503.

8. ADJOURNMENT
   a) Michelle Petersen motioned to adjourn. 2nd Allen Jenkins. Motion approved unanimously. Meeting adjourned at 7:40 pm.

Minutes submitted by Debbie Biggs, Secretary

Swan Lake Estates HOA Board of Directors Meeting **May 2026**

1. CALL TO ORDER
    a) President Jeff Wyatt called to order the Board of Directors meeting of the Swan Lakes Estates Homeowners Association at 6:03 pm on May 12, 2026, at the Neighborhood Clubhouse, 15443 Swan Lake Blvd, Gulfport, MS 39503.

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

3. READING AND APPROVAL OF MINUTES
    a) Board members reviewed the April 2026 meeting minutes. Debbie Biggs motioned to accept minutes without amendment. 2nd Violet Brantley. Minutes unanimously accepted without amendment.

4. UNFINISHED BUSINESS
    a) Pool Renovation Project. Construction ongoing. $2,500 Change Order to move the pump/filtration system and add markers to the edge of the steps to improve safety. Contractor is unable to meet original deadline of May 18, 2026, but is trying to complete work by Memorial Day weekend. Social Committee Chair Michelle Petersen recommended combining the pool opening ceremony with the 4th of July celebration.
    b) Stop Signs in Neighborhood. Harrison Country Road Department has installed stop signs at the following intersections:
        i. Swan Lake Boulevard / Swan Court / Autumn Court
        ii. Swan Lake Boulevard / North White Swan Drive / North White Swan Cove
        iii. North White Swan Drive / Overlook Drive / Tranquil Lake Drive
    c) Repairs to the Pool Clubhouse Men's Restroom. Jeff Wyatt received verbal quote from vendor to replace broken window for $750. Waiting on vendor to email quote.
    d) Common Areas Janitorial Service Contract. No action
    e) Board of Directors Officer Elections. Vice President position still vacant.
    f) Board response to Oversight Committee Report. Board agreed to hold a separate workshop to start integrating action items from report. First meeting scheduled for May 19, 2026.
    g) 2027 Budget. Treasurer will provide the board with the expenditures from last 3 years to help formulate the draft budget. All board members are to solicit feedback from their respective phases for input toward the next budget.
    h) Playground Renovation Project. (Tabled)
    i) Sports Court Renovation. (Tabled)

5. REPORTS
    a) Treasurer. Violet Brantley provided an overview of 2026 expenditures through April 30, 2026.

6. INTERIM BUSINESS
   a) Spillway Dye Test. Board approved $200 to perform dye test at spillway to determine where water is bypassing the spillway.

7. NEW BUSINESS
   a) Spillway Repair. Dye test was performed to determine location where water is bypassing spillway. Met with Michael Costelli of Simpkins & Costelli Consulting Engineers to discuss contractor bids. Mr. Costelli will review all the contractor's solutions and provide the board with a recommendation. The charge for engineering services is $140 an hour.

8. EXECUTIVE SESSION
   a) Jeff Wyatt motioned to go into executive session to discuss status of liens. 2nd Debbie Biggs. Unanimously approved. Entered executive session at 7:35 pm. Finished executive session at 7:38 pm.

9. ANNOUNCEMENTS
   a) Next board meeting is June 2, 2026 3 Swan Lake Blvd, Gulfport, MS 395
   b) b. Next Quarterly Members Meetin Community Room

10. ADJOURNMENT
   a) Michelle Petersen motioned to adjo unanimously. Meeting adjourned at

Have to report out the outcome of deliberations

Minutes submitted by Debbie Biggs, Secretar

Swan Lake Estates HOA Board of Directors Meeting **June 2026**

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 – Secretary, Michelle Petersen, Bon
   b) Absent: Scott Smith, Violet Brantley

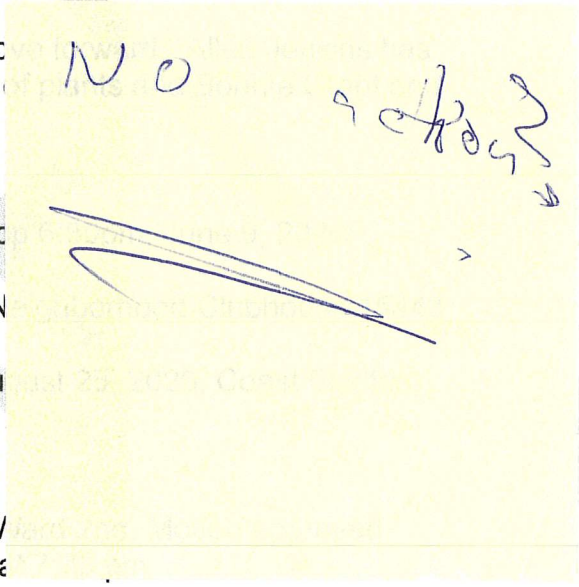
3. READING AND APPROVAL OF MINUTES
   a) Board members reviewed the May 2 motioned to accept minutes without unanimously accepted without amen

4. UNFINISHED BUSINESS
   a) Spillway Repair. Jeff Wyatt provided Simpkins & Costelli Engineering to se polymer foam method to repair the sp contractor bids received for the variou 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 mc
   formulated a layout and recommendations
   volunteers will plant them.



7. ANNOUNCEMENTS
   a) Next Oversight Committee Report Worksh
   Neighborhood Clubhouse
   b) Next board meeting is July 7, 2026, 6pm, N
   Swan Lake Blvd, Gulfport, MS 39503.
   c) Next Quarterly Members Meeting, 6pm, Au
   Community Room

8. ADJOURNMENT
   a) Debbie Biggs motioned to adjourn. Phillip V
   unanimously. The meeting was adjourned a

Minutes submitted by Debbie Biggs, Secretary

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 y meeting minutes. Scott Smith motioned to accept minutes without t, 2nd Bonnie Grant. t. A quorum vote wi

Did not quorum at conduct b No 'indic electronic a

NO minute June 23 meeti

no 'indicator & electronic approval

NESS air: Debbie Biggs llen Jenkins, Mi Jeff Jenkins called ate called committ m to of work from S ncipal be unavailabl tions - a repl d new illway includ nsure e (prelimina nvolving spillway a les and ractor still pricing ion with engineers involving installing a piping drainage system; 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.