Swan Lake Estates HOA Quarterly Meeting **3rd Quarter 2026**

1. CALL TO ORDER, ROLL CALL & OPENING REMARKS
   a) *Debbie Biggs, President, called to order the 3rd Quarter membership meeting of the Swan Lakes Estates Homeowners Association at 6:01 pm on August 25, 2026, in the Coast Electric Power Community Room, 14082 US 49, Gulfport, MS 39503.*
   b) *Membership attendance taken via sign-in sheets (available upon request)*
   c) *BOD Members Present and introduced to membership: Michelle Petersen – Secretary, Violet Brantley – Treasurer, Allen Jenkins, Bonnie Grant, Phillip Ward, Jamie Knipper, Damon Reese. Absent – Scott Smith*
   d) *Opening remarks – Debbie Biggs*
   e) *Status of Spillway Repair – Ad hoc committee meets weekly. Preliminary information provided. Additional information will be given in presentation during unfinished business.*
   f) *Financial Status - 29 delinquent homeowners; 22 liens active on delinquent accounts*

2. APPROVAL OF AGENDA/MINUTES
   a) *Buck Lawrence motioned to approve the agenda with amendments. Michelle Petersen - 2nd. Unanimously approved.*
   b) *Approval of 2nd Qtr 2026 Meeting Minutes was discussed. Michelle Petersen motioned to accept minutes with amendment to President's Report. Mike Racca – 2nd. Unanimously approved.*

3. FINANCIAL REPORTS
   a) Status of funds – *Violet Brantley provided detailed 2026 Expenses Financial Report.*
   b) *Cynthea Hartman motioned to approve the Treasurer report. Elois Liddell - 2nd. Unanimously approved.*

4. UNFINISHED BUSINESS
   a) Pool Renovation – *Debbie Biggs reported on pool. $2,500 bill being held until final repairs made. Discussion by Jim Bishop on lap lane being intersected by shelf seat. Allen Jenkins discussed pool project.*
   b) Spillway Committee Presentation – *Chris Bond presented on behalf of Spillway Committee (members--Mike Racca, Michael Goolsby, Allen Jenkins, Michael Williams). Discussed quote range and provided two proposed drawings of dam repairs. Mike Racca provided additional information as to MDEQ requirements and why must fix before going forward. Debbie Biggs provided Spillway Finance Presentation on financing options for dam repair. Questions by members and addressed by Board and Spillway Committee.*
   c) Response to Oversight Committee – *Debbie Biggs advised we have tabled response to Oversight Committee until October 1, 2026.*
   d) Playground renovation project – *Walt Taylor motion to table playground renovation project to January 1, 2027. Michael Goulsby – 2nd. Unanimously approved.*

5. NEW BUSINESS
    a) Homeland Neighborhood Management – *Debbie Biggs discussed why a management company is needed. Management services will be rebid. Questions by members. Questions by members and addressed by Board.*
    b) Covenant Violations – *Debbie Biggs addressed covenant violations and process for violations being issued by Homeland, number of violations issued, and number of violations closed out. Need violation fee schedule to be uploaded to SLE website.*
    c) 2027 Budget – *Violet Brantley presented 2027 budget. Questions from members. Violet advised that if were to incorporate all suggested into budget would have to increase HOA fees from $450 annually to $822 annually.*
    d) Committee Volunteers – *Michelle Petersen presented overview on committees and encouraged volunteers.*
    e) Points of Inquiry – *20 minutes allowed for points of inquiry*
        i. *Walt Taylor – Inquired if we need audit committee; advised it falls under financial committee*
        ii. *Doug Melton – Motion to have general membership formally ratify and approve the Board of Directors' June 2, 2026 policy decision to make detailed meeting minutes attachments—specifically resident sign-in sheets and raw financial expenditure schedules—available to homeowners upon individual request, rather than permanently publishing them as publicly accessible attachments on the SLE portal. Donna Richards - 2nd. Discussion by membership. Aye – 10; Nay 19. Motion failed.*
        iii. *Buck Lawrence – motion that all personal data, sign-in sheets, violations be omitted from the website and be available only upon request. Melody LaPointe – 2nd. Motion passed unanimously.*
        iv. *Doug Melton asked about water meters and sewage; 20% budgeting reserve; reviewed all neighborhood Covenants.*
        v. *Doug Melton moved to retain attorney to take Phase 1 Unit 1 2008 Covenant amendment in front of commensurate Judge for legal review. Stephanie Knipper – 2nd. Discussion by membership.*
           Amendment by Violet Brantley. Motion to assign budget for attorney's fees to review. Cynthea Hartman – 2nd.
           Motion by Buck Lawrence to table motion to hire attorney to review Phase 1 Unit 1 2008 Covenant Amendment. Motion passed unanimously.
        vi. *Donna Richards – discussed past Covenant review. Cynthea Hartman volunteered to review.*

6. 30 MINUTE OPEN FORUM
    a) Cynthea Hartman
    b) Melinda Ellis – yielded her time Cynthea Hartman
    c) Steve Ellis – yielded time to Cynthea Hartman
    d) Marjorie Lynne Griffin-Henley

e) Melody LaPointe – yielded time to Cynthea, she had nothing further to add
f) Steve Saunders – left before open forum
g) Jennifer Myers

7. ANNOUNCEMENTS
   a) *Monthly Board Meeting – September 8, 2026 at 6 p.m. in Clubhouse*
   b) *Monthly Board Meeting – October 6, 2026 at 6:00 p.m. in Clubhouse*
   c) *4th Quarter Membership Meeting – October 27, 2026 at 6:00 p.m. in the Coast Electric Community Room*
   d) *Board Elections for Village, P1U2 and P2U1 will occur in 4th quarter*
   e) *Special Meeting will be called within 30 days to discuss financing for spillway repair*
   f) *Brief Financial overview (unofficial) after adjournment for anyone wishing to take place.*

8. ADJOURNMENT
   a) *Allen Jenkins motioned to adjourn. 2nd – Donna Richards. Unanimous vote to adjourn. The meeting adjourned at 9:17 p.m.*

Minutes submitted by Michelle Petersen

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