1. CALL TO ORDER AND ROLL CALL

   a) President Debbie Biggs called to order the Board of Directors meeting of the Swan Lakes Estates Homeowners Association at 6:02 p.m. on October 20, 2026, at the Neighborhood Clubhouse, 15443 Swan Lake Blvd, Gulfport, MS 39503.

   b) BOD Members Present: Debbie Biggs – President, Violet Brantley – Treasurer, Allen Jenkins, Michelle Petersen – Secretary, Bonnie Grant, Jamie Knipper. Absent - Damon Reese, Philip Ward and Scott Smith.

2. READING AND APPROVAL OF MINUTES

   September 29, 2026 Interim Board meeting minutes reviewed by Board**. Bonnie Grant motioned to accept minutes. 2nd Michelle Petersen. Minutes unanimously without amendment.**

3. TREASURER'S REPORT. Violet Brantley reported.

   September beginning balance: $49,692.21; $1,857.76 deposits; $8,717.30 withdrawals (three outstanding checks—Harrison County for back taxes, Harrison County for lien release and Simpkins & Costelli Engineers). September 30, 2027 ending balance: $42,832.67.

   Reserve account beginning balance: $138,973.13; no withdrawals; $34.20 interest deposit; ending balance: $139,007.40.

   Homeland shows a Certificate of Deposit with Community Bank on assets. Violet understood that all CDs had been cashed and the money deposited into another account. Violet called Community Bank, but could not get info as she is not a signator on account. Frank Scott was signator on other CD. Violet will contact Frank to get info on possible CD.

4. UNFINISHED BUSINESS

   a) Spillway Repair. Allen Jenkins reported. Permit application has been filed with MDEQ. Engineer is on hold pending geotechnical survey results, which are expected this week. Once received, engineer will begin drafting technical drawings; bid process will begin after that. County was contacted to confirm where right-of-way ends so will know how far can go with design. Looking into renting excavator to demolish concrete spillway. Lowest estimate received for demolition of concrete spillway was $8,500. Demolished material could be used for rip-rap protection or hauled off. Trying to keep demolition out of bid estimates.

   b) Spillway Funding. Debbie Biggs reported. Daily interactions with SBA. Additional information being requested and provided. SBA did site inspection

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on 10/19/26 and took pictures. SBA indicated would be secured loan and would put lien on lake parcel.

c) Sports Court lock system. Michelle Petersen reported. Scope of work prepared by Murray Ladner was redacted and sent to 4 different electricians. So far, no one has been willing to bid for the project. Efforts continue to obtain bids.

d) 2027 Budget. Debbie Biggs reported. Cannot build spillway repair into budget at this time because do not have bids for repairs. Believes will need to present an operating budget for the membership to vote on with normal assessment for 2027 and caveat that will have separate vote for spillway assessment.

Violet Brantley also reported. Since we will not be increasing annual assessments for 2027, the proposed budget presented at the third quarterly meeting will be finalized and will be presented for approval at the fourth quarterly meeting.

Debbie will mail out ballots no later than November 5th for 2027 budget approval.

e) Response to Oversight Committee – Response due November 1, 2026. Debbie Biggs reported. Debbie will provide responses and send to Board for input.

f) Fill Board of Directors Vice President position – tabled.

5. NEW BUSINESS

a) Electronic speed monitors and stop sign warning signs. Debbie Biggs reported. Discussion by Board. Will contact County to remove warning signs and speed monitors.

b) Committee Reports

i. Architectural Review Committee – Status on Overlook home build. Debbie Biggs reported on behalf of Scott Smith. Homeowners want to use shiplap siding on front of home. Architectural Committee will advise proposed shiplap siding not approved.

ii. Social Committee - Halloween and Spillway. No report by Michelle Petersen. Debbie Biggs advised neighborhood Halloween block party was cancelled by organizers. Debbie will contact Supervisor Nathan Barrett to inquire of barricades to be placed around spillway to keep people out during trick-or-treating.

iii. Pool Committee - Overhead lights and pool lights. Debbie Biggs reported. Lights around pool are on timer. Come on at night and go off at morning. Discussion as to turning lights off earlier than have been for fall/winter. Allen heard that there was water dripping around

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the area where salt is added. Debbie heard the same and has checked on it numerous times and there hasn't been any leaks noted.

iv. Clubhouse Committee - Patio lights and maintenance. Michelle Petersen reported. Advised by member that 11 lights were out under the clubhouse and walkway. Michelle purchased replacement lights. Michelle will try to determine how to turn of lights since they are on all the time.

v. Beautification Committee - Fountain decorations. Bonnie Grant reported. Will purchase mulch and plants/flowers to be placed at fountain. Will also add fall/Halloween décor.

vi. Finance Committee. Violet Brantley reported.

Motion by Allen Jenkins to remove existing signatories on CD, if one exists at Community Bank, and add Violet Brantley and Debbie Biggs as signatories. 2nd Michelle Petersen. Motion passed unanimously.

vii. Real Asset Maintenance Committee – Fill Chaiman position. No action taken by Board.

viii. Nominations Committee – Elections P1U2, P2U1 and Village. Debbie Biggs reported. Debbie, Jamie and Damon's positions are up for election. Debbie will send out request for nominations. Vote will take place at fourth quarterly meeting.

Entered executive session at 7:21 p.m.

c) Neighbor correspondence – Discussion by Board. No action taken.

d) Homeland Neighborhood Management – Discussion by Board. Tentative October 27, 2026 at 6:00 p.m. for information discussion with membership regarding management company.

Executive session ended at 7:44 p.m.

6. ANNOUNCEMENTS

a) November board meeting 6:00 pm, Tuesday, November 17, 2026, Neighborhood Clubhouse

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

c) December board meeting 6:00 pm, Tuesday, December 15, 2026, Neighborhood Clubhouse

7. ADJOURNMENT

Michelle Petersen motioned to adjourn. Violet Brantley 2nd. Motion approved unanimously. The meeting was adjourned at 7:46 p.m.

Minutes submitted by Michelle Petersen, Secretary

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