
3rd Quarter Membership Meeting

Meeting Minutes

Location: Coast Electric Auditorium, 14082 US 49, Gulfport, MS 39503
Date: Wednesday, September 27, 2023
Time: 6 pm
Board Members Present: Michelle Ladner, Bart Loftis, Karol Musslewhite, Don Newton, Donna Richards, Frank Scott, Juliane Wyatt

Agenda details:

- I. Call to Order – 6:10, BoD President Board Introductions
 - a. Procedures for meeting given
 - b. She briefly explained historical procedures, budget, and amenities in SLE.

- II. 2024 Proposed budget – Frank Scott
 - a. He explained current operating budget by presenting Proposed 2024 budget via Power Point slides.
 - b. Next he explained the need for setting aside Reserve Funds for each amenities. He stressed that we do not have money for it but the BOD should be responsible for saving money.
 - c. Question from resident-what has happened to the money over the years. Frank handed out paper that shows historical data of money spent.
 - i. We have \$65k in Money Market - \$5k will be saved for increased insurance deductible.
 - ii. Another resident further explained \$65k and how it was acquired. Donna further explained.
 - iii. Another resident asked for clarification. Seemed satisfied.
 - iv. Joey Cain asked about his leads on getting grants for lake. Donna asked Dennis and Joey get together.
 - v. Another resident asked if we have invoices and receipts for all our expenses. She commented that anyone can create a spreadsheet. Donna explained and showed how to go Homeland Neighborhood Management.
 - vi. Another resident asked how HNM gets the invoices. Donna explained that all vendors and companies send directly to HNM.
 - vii. Another resident asked how BOD/Treasurer validates payment of bills. Frank clarified that. While another resident asked how often any issues has happened- no problems.
 - viii. Another resident-where in the Bylaws allows us to use HNM. Another resident asked if we have monitoring (accounting firm) of HNM. If not, he recommended we do that. Donna asked if SPC could help with that.

- ix. Another resident asked if we have an audit committee based on Bylaws. Donna said we do not-no volunteers. Another resident verified Bylaws give BOD to have power to have HNM.
- x. Buck Lawrence introduced the Oversight Committee which he is the chair and asked for 2 volunteers and explained the purpose. Allen Jenkins volunteered.
- xi. Another resident asked if HNM could create a hyperlink of invoices and receipts. We will ask.
- xii. Debbie Biggs encouraged everyone to read all available material to HO.

III. Special Assessment

- a. Donna explained history of money spent on pool.
- b. We propose not to just repair, but to have upgrades.
- c. Juliane shared photos of repair needs and upgrades.
- d. What are our options-Donna explained using some Reserve money with a special assessment.
- e. Then Donna explained what could happen if we did nothing with the pool.
- f. Resident commented that we must have an engineer to determine integrity of pool and will need to have a higher assessment.
- g. Is the pool assessment just for the assessment. What about the sports court. Donna explained why we are focusing on pool and plan to repair sports court.
- h. Another resident uses the pool regularly. She validated that our pool is a wonderful amenity.
- i. Another resident- he would like to part of pool committee. He believes pool committee must determine plan to improve pool. He thought the assessment increase in 2020 was for the pool and tennis court.
- j. Kristy Young explained that the increase was for budget.
- k. Another resident expressed his concern about raising assessment and having special assessment is needed and supports it but we must consider other residents that cannot afford increases.
- l. Another resident expressed concerned with increases and SA and comparison to other HOAs.
- m. Another resident asked for clarification of SA – how often. It was clarified the SA is a one time assessment.
- n. Another resident asked why would we borrow money. Donna concurred. He also does not agree with changing sand filter.
- o. Another resident-clarified SA and still paying \$350 AA.
- p. Another resident wants to know how many people use the pool. What happens if SA fails.
- q. Another resident is concerned about P 1 U 1 51% voting, who is going to validate the votes.
- r. Another resident – new to SLE, has his own pool. He loves SLE and believes the pool is a valuable asset to community. He appreciates all sentiments and wants to invest in amenities now before it ruins home values.

- s. Another resident asked about the number of HO voting (Leroy).
- t. Another resident asked specific residents if pool was a reason for moving in to SLE. They agreed. This resident commented that our amenities decline will cause a poor influx of quality HO.
- u. Another resident – 1996 P1 U1. Wants to know if SA is going to happen more often or one time. Donna explained the goal is to have a Reserve Fund to avoid SA.
- v. Another resident- compliment BOD for presentation. Pointed out dues and assessments are different.
- w. Another resident- would pay more for pool. Would like to keep fence separate from pool. Believes having an engineer to assess pool.
- x. 13th resident in SLE-July of 96. Has seen a lot. Does not use pool. Says pools has always been a contention. He provided historical anecdotal information of pool and tennis court. He wants decisions to be made fair to all.
- y. Another resident-Ph1 U2-Says AA is tough to pay in January. Donna explained that is determined through Bylaws.
- z. Another resident- HNM allows us to pay throughout the year.
- aa. Another resident- wanted to know if one Phase covenants doesn't allow to raise dues. That was clarified untrue.
- bb. Another resident- brought up that we are chancing not getting SA approved, then sending letters for HO to ask for money for pool.

IV. HOA comparison table

Donna explained

V. Resident in P 1 U 1 brought up speeding, which Buck interjected that the new Harrison Co Supervisor is amenable to speed bumps to prevent speeders.

Debbie Biggs emphasized we need help. BOD members put in so much work.

Jeff Wyatt-spoke on SPC and BOD transparency. He spoke on the need for a Reserve Study. Assessments/dues would be based on data not arbitrarily set.

Another resident asked that Reserve Study state which amenity should be renovated first.

A resident motioned to put in bid for a total pool rebuild. Debbie Biggs 2nd the motion.

Another resident suggested to get a bulkhead for pool.

Meeting adjourned 8:30.