

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