

1. CALL TO ORDER

- a) *President Jeff Wyatt called to order the Board of Directors meeting of the Swan Lakes Estates Homeowners Association at 7:00 pm on June 26, 2025, at the Swan Lake Estates Clubhouse, 15443 Swan Lake Blvd, Gulfport, MS 39503.*

2. ROLL CALL

- a) *BOD Members Present: Jeff Wyatt – President, Debbie Biggs, Michelle Ladner, Allen Jenkins, Philip Ward, Violet Brantley – Treasurer*
- b) *Absent: Bart Loftis – Vice President, Scott Smith, Diashia West, Juliane Wyatt – Secretary*

3. READING AND APPROVAL OF MINUTES

- a) *Board members reviewed the May 2025 meeting minutes. Allen Jenkins motioned to accept minutes. 2nd Debbie Biggs. Minutes unanimously accepted without amendment.*

4. UNFINISHED BUSINESS

- a) *Pool Renovation Project. Jeff Wyatt meeting with Shawn McGrew regarding the scope of the project, priorities, funds available, and timeline.*
- b) *Professional Neighborhood Management Company. Michelle Ladner provided information from Magnolia Management Services. She will continue to solicit information from other vendors.*
- c) *Stop Signs in Neighborhood. Debbie Biggs updated the board on coordination with Harrison County Road Department on creating additional 4-way stops in the neighborhood.*
- d) *2026 Budget Proposal. Line items were added for additional street signs, playground renovation, and professional neighborhood management.*
- e) *2026 Playground Renovation Project. No action.*
- f) *2027 Sports Court Renovation. Deferred the cost to repair fence line. Will use volunteer labor to temporarily repair fence until renovation of sports court.*

5. REPORTS

- a) *Treasurer's Report*
 - i. *Violet Brantley provided status on HOA finances through May 2025.*
 - ii. *Recommended moving HOA's certificate of deposit with Community Bank to Popular Bank reserve fund.*
- b) *President's Report (attached)*

6. NEW BUSINESS

- a) *Community Bank Certificate of Deposit*
 - i. *Jeff Wyatt moved to have the current Treasurer, Violet Brantley, take control of the HOA's certificate of deposit with Community Bank from the previous treasurer, Frank Scott. 2nd Debbie Biggs. No discussion. Motion passed unanimously.*

- ii. *Jeff Wyatt moved to have Treasurer, Violet Brantley transfer funds from the HOA's certificate of deposit with Community Bank to the HOA reserve fund. 2nd Michelle Ladner. Motion passed unanimously.*

7. ANNOUNCEMENTS

- a) *Next board meeting is July 22, 2025, 6pm, Coast Electric Community Room, 14082 US 49, Gulfport, MS 39503.*

8. ADJOURNMENT

- a) *Allen Jenkins motioned to adjourn. 2nd Debbie Biggs. Motion approved unanimously. Meeting adjourned at 8:10 pm.*

Minutes submitted by Jeff Wyatt, President

PRESIDENT'S REPORT TO BOARD OF DIRECTORS

28 MAY 25 – 26 JUNE 25

BOARD OF DIRECTORS ELECTIONS

Current Status

Phase 1 Unit 1 (A) – Allen Jenkins (Term ends January 2028).

Phase 1 Unit 1 (B) – Dennis Nowell (Term ends January 2026).

Phase 1 Unit 2 (A) –Debbie Biggs (Term ends January 2027).

Phase 1 Unit 2 (B) – Scott Smith (Architectural Control Committee Chair) (Term ends January 2026).

Phase 1 Unit 3 – Phillip Ward (Term ends January 2028).

Phase 2 Unit 1 – Jeff Wyatt (President), (Term ends January 2027).

Overlook (A) – Michelle Ladner (Term ends January 2028).

Overlook (B) – Bart Loftis (Vice President). (Term ends January 2026).

Village –Diashia West (Term ends January 2027)

ELECTION SCHEDULE

NEIGHBORHOOD PHASE	TERM BEGINS	TERM ENDS
PHASE 1 UNIT 1 (A)	JANUARY 2025	JANUARY 2028
PHASE 1 UNIT 1 (B)		JANUARY 2026
PHASE 1 UNIT 2 (A)		JANUARY 2027
PHASE 1 UNIT 2 (B)		JANUARY 2026
PHASE 1 UNIT 3	JANUARY 2025	JANUARY 2028
PHASE 2 UNIT 1		JANUARY 2027
OVERLOOK (A)	JANUARY 2025	JANUARY 2028
OVERLOOK (B)		JANUARY 2026
VILLAGE		JANUARY 2027

OFFICERS

Current Status

President – Jeff Wyatt (Term ends January 2027)

Vice President – Bart Loftis (Term ends January 2026)

Secretary – Juliane Wyatt (Term ends January 2027)

Treasurer – Violet Brantley (Term ends January 2028)

AMENITIES PROJECTS

Entrance Fountain & Boulevard Greenspace

A. No new activity.

Fishing Pier

A. No new activity.

Clubhouse

A. No new activity.

Pool

- A. Repairs to filter pump. Investigating the possibility of bypassing compromised plumbing by running PVC aboveground to increase water circulation for this pool season.

Sports Court

- A. Repairs to timer for lights. Repairs to entrance gate card reader. Repairs to underground conduit between clubhouse and court. Estimates to repair exterior fencing.

Lake

- A. Continuing to monitor beaver activity.

Playground

- A. No new activity.

Greenspace

- A. No new activity.

Nature Trail

- A. No new activity.

Street Signage

- A. Debbie Biggs working with Harrison County Road Department to define scope of project and timeline for completion.

GENERAL ACTIVITY**Bylaws**

- A. No new activity.

Budget & Finance

- A. Review budget models with varying annual assessment amounts (\$400, \$450, \$500) for 2026 to meet operating expenses and increase reserves.
- B. Liens filed against accounts failing to pay 2025 annual assessment.

Charters

- A. No changes.

Policies

- A. No changes.