

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