

Swan Lake Estates HOA

3rd Quarter Newsletter 2021

3rd Quarter Membership Meeting

The **3rd Quarter Membership meeting** has been scheduled for **September 30th at 6:00pm** in the pool area. The Social Committee has arranged for Creole Soul Food Truck to be in the parking lot starting around 5pm.

Due to out of town work, Murray Ladner is stepping down from the BOD. We truly appreciate Murray for all of the tireless work he has done over many years for the HOA. He will be greatly missed!

We now need **THREE** additional Board members. Please consider volunteering. The vacancies are listed on the last page. If you would like to serve on the Board or be put on a volunteer list, please send an email to slehoa39503@gmail.com or contact a current Board member.

Upcoming Social Events

Sept 30 - Qtrly Mtg & Creole Soul Catering Food Truck

Oct 21 - Coasty Food Truck

Nov 6 - Fall Fest & Coasty Food Truck

Congrats to our Yard of the Month winners!

June
Kevin & Bridget Miller



July
Bruce & Robin Weigle

August
Roxi Sater



From the Board President...

Hello neighbors and friends.

There has been a lot happen over this past year that has affected us all in some way. I think it is important for us all to be thankful for what we have in family, friends, and neighbors.

Throughout the year, thus far, we have had numerous inquiries sent through the Architectural Committee for review and approval. I would like to thank you all that have proceeded in this manner with your projects and improvements. I assure you this is the only way to ensure we keep up the high standards of living that have come to be synonymous with the name Swan Lake. I encourage you all to continue to use the Architectural Committee to review your projects or answer any questions you may have about your planned project/s.

We were attempting to take on several large and costly projects before the pandemic hit. As you all know, the pool needs to be refurbished and the tennis court is sinking on one end. Such expensive projects are nearly impossible to take on with the current covenant structure. As the pandemic hit last year, we were in the process of developing a committee to explore writing a single set of unifying Covenants for the neighborhood. This project is intended to give future Boards a more manageable way to work within the neighborhood. Large improvement projects are extremely difficult to proceed with due to different requirements for each phase. The goal is to have a resident from each phase, and a single board member to blend the current Covenants and make additions so that there exists a one set of fair and viable Covenants. We are still trying to get this done. If anyone would like to volunteer to help review and/or write the new covenants, please let the Board know.

We have had several ideas of neighborhood get-togethers, the food trucks, being one of the most recent. We have been receiving good turnouts for these and hope we continue to get our neighbors involved. While waiting in line at the food trucks I have noticed people meeting new neighbors, either new to the food truck idea or new to the neighborhood all together. I hope we can continue these type of community gatherings and encourage you all to participate in one of the several ideas our social committee has came up with. If anyone has a new idea, please feel free to bring it up and let's try to put it together. Please join in and meet your neighbors and fellow homeowners of Swan Lake.

Thank you and hope to see you at the quarterly meeting where we will be introducing new board members and speaking about the upcoming year budget plans.

Murray Ladner



From the Social Committee...

The food truck, Creole Soul Catering, will be here on September 30th, then Coasty's Food Truck will come out the 3rd Thursday in October. The food trucks continue to be a hit and we are glad to see it! We have tentatively scheduled a Fall Fest to take place on November 6th, with Coasty's Food Truck already scheduled. More info on this event will come via Facebook and email blasts, so stay tuned!! We will likely take a break from food trucks during the holidays and resume with a new schedule of events after the new year.

Our plans for 2022 include a 'First Friday' adult social BYOB/BYOD(dish) that will happen on the first Friday of each month. This will replace the 'Thirsty Thursday' event that was so popular before the pandemic hit. We had a few people say Friday would be a better day for this gathering, so we thought we would try that. Bringing a dish or snack to this event is completely optional.

On the third Thursday of each month in 2022, we will have the 'Third Thursday' food truck event for the entire family! One or more of the food trucks will set up in the parking lot at the pool around 5pm. We hope everyone comes out to support these local businesses, while getting a chance to catch up with your neighbors. Have you had some great food at a food truck that we haven't tried? Please let us know! We would love to hear your ideas and suggestions, for food trucks and for HOA events!

We look forward to seeing you at one of our social events!!
 Kristy Young, Social Committee Chair

Social Committee: Kristy Young, Sabrina Reid, Kimberly Barta and Jessica Hisaw. You can reach the Social Committee by sending an email to the HOA: slehoa39503@gmail.com

From the Treasurer...

At the end of August, just 3 owners owed amounts for 2021 and past years. Two of those were given to the HOA attorney for collection. The Board is working with the third.

Through August, the HOA has collected just over \$92k in dues. Expenses for the same period were just over \$58k. This is very similar to our financial situation last year when we were able to accumulate over \$17k for capital projects. The board thinks we will finish 2021 with the ability to carry forward \$20k for capital projects. The board is discussing using these funds for either the lake, tennis court or pool. Once we decide on a project, we will get estimates and a time frame. The amount could have been more except we had several unexpected repairs to the pool and fountain.

A summary of the financials through August are presented in the newsletter. You will also find a proposed plan for 2022, which will be voted on at the December quarterly meeting. Revenues in the plan are the same as in the 2021 budget. Expenses are very similar as well, but have been refined for our new pool vendor. If you have any questions, come to the quarterly meeting, and ask them.

Sincerely,
 Frank Scott

Swan Lake Estates HOA

Statement of Financial Position as of 8/30/2021

ASSETS

Current Assets	
Checking/Savings	
Association's CD #2	25,000.00
Association's CD #1	10,559.29
Association's Checking Account	
General Fund	50,078.69
Total Association's Checking Account	50,078.69
Total Checking/Savings	85,637.98
Accounts Receivable	
Customer Invoices	(350.00)
Total Accounts Receivable	(350.00)
Total Current Assets	85,285.98
TOTAL ASSETS	85,287.98

LIABILITIES & EQUITY

Equity	
Retained Earnings	50,566.02
Net Income	34,721.96
Total Equity	85,287.98
TOTAL LIABILITIES & EQUITY	85,287.98

**3rd Quarter Membership Mtg
 Sept 30th Agenda**

1. Welcome – Introduction of Board Members
2. Committee Reports
 - a. Social
 - b. Architectural
 - c. Beautification
 - d. Treasurer
3. Election of (any) new Board members
4. Pool and Tennis Court repairs
5. Open Forum
6. Adjourn

Financial Plan for 2022

Income	92,050		
Expenses			
General	6,950	Pool & Fount.	12,750
Legal Fees	5,000	Tennis Court	4,800
Prof. Fees	13,642	Social	2,843
Club House	6,100	Prop Taxes	450
Lake	8,800	Utilities	11,005
Landscape	19,710	Total Expenses	92,050



Swan Lake Estates HOA P & L Budget Performance as of August 31, 2021

	<u>Aug 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Income							
Interest	0.00			80.67			
Homeowners Dues	350.00	0.00	350.00	92,050.00	92,750.00	(700.00)	92,750.00
Key Cards	20.00	0.00	20.00	100.00	0.00	100.00	0.00
Late Fees	25.00	0.00	25.00	575.00	0.00	575.00	0.00
Returned Check Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	<u>395.00</u>	<u>0.00</u>	<u>395.00</u>	<u>92,805.67</u>	<u>92,750.00</u>	<u>55.67</u>	<u>92,750.00</u>
Gross Profit	395.00	0.00	395.00	92,805.67	92,750.00	55.67	92,750.00
Expense							
General							
Insurance	0.00	0.00	0.00	6,435.00	6,500.00	(65.00)	6,500.00
Office Supp/Expense	0.00			95.64			
PO Box Rental	322.00	260.00	62.00	322.00	260.00	62.00	260.00
Postage	(7.00)			7.00			
Printing and Copies	0.00			25.27			
Total General	<u>315.00</u>	<u>260.00</u>	<u>55.00</u>	<u>6,884.91</u>	<u>6,760.00</u>	<u>124.91</u>	<u>6,760.00</u>
Professional Fees							
Administrative Contract	1,116.00	1,116.00	0.00	8,928.00	8,928.00	0.00	13,392.00
Legal	(132.50)	1,000.00	(1,132.50)	3,853.00	7,000.00	(3,147.00)	7,500.00
Website	0.00	0.00	0.00	81.16	50.00	31.16	390.00
Total Professional Fees	<u>983.50</u>	<u>2,116.00</u>	<u>(1,132.50)</u>	<u>12,862.16</u>	<u>15,978.00</u>	<u>(3,115.84)</u>	<u>21,282.00</u>
Repairs & Maintenance							
Club House							
Cleaning	433.33	433.33	0.00	3,466.64	3,466.64	0.00	5,200.00
Repairs	0.00	0.00	0.00	1,152.32	2,000.00	(847.68)	2,000.00
Supplies	0.00	50.00	(50.00)	156.40	400.00	(243.60)	500.00
Total Club House	<u>433.33</u>	<u>483.33</u>	<u>(50.00)</u>	<u>4,775.36</u>	<u>5,866.64</u>	<u>(1,091.28)</u>	<u>7,700.00</u>
Lake							
Miscellaneous	0.00	0.00	0.00	149.80	10,000.00	(9,850.20)	10,000.00
Supplies	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)	3,000.00
Total Lake	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>149.80</u>	<u>13,000.00</u>	<u>(12,850.20)</u>	<u>13,000.00</u>
Landscape							
Monthly Fee	1,640.00	1,640.00	0.00	11,540.00	11,890.00	(350.00)	18,330.00
Repairs	0.00	0.00	0.00	225.00	400.00	(175.00)	600.00
Supplies	0.00	0.00	0.00	1,203.93	375.00	828.93	500.00
Total Landscape	<u>1,640.00</u>	<u>1,640.00</u>	<u>0.00</u>	<u>12,968.93</u>	<u>12,665.00</u>	<u>303.93</u>	<u>19,430.00</u>
Pool & Fountain							
Monthly Fee	1,200.00	600.00	600.00	6,302.50	3,550.00	2,752.50	5,200.00
Repairs	401.25	0.00	401.25	4,697.50	1,500.00	3,197.50	1,500.00
Security-Pool/Fou	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00
Supplies	0.00	200.00	(200.00)	859.51	1,700.00	(840.49)	2,500.00
Total Pool & Fountain	<u>1,601.25</u>	<u>800.00</u>	<u>801.25</u>	<u>11,859.51</u>	<u>6,850.00</u>	<u>5,009.51</u>	<u>9,300.00</u>
Tennis Court							
Repairs	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00
Supplies	0.00	0.00	0.00	182.94	300.00	(117.06)	300.00
Total Tennis Court	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>182.94</u>	<u>500.00</u>	<u>(317.06)</u>	<u>500.00</u>
Total Repairs & Maint	<u>3,674.58</u>	<u>2,923.33</u>	<u>751.25</u>	<u>29,936.54</u>	<u>38,881.64</u>	<u>(8,945.10)</u>	<u>49,930.00</u>
Social							
Awards & Gifts	250.00	0.00	250.00	500.00	250.00	250.00	500.00
Other Events	117.00	0.00	117.00	312.83	2,000.00	(1,687.17)	3,000.00
Total Social	<u>367.00</u>	<u>0.00</u>	<u>367.00</u>	<u>812.83</u>	<u>2,250.00</u>	<u>(1,437.17)</u>	<u>3,500.00</u>

(Continued on page 4)

	<u>Aug 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Taxes							
Property Tax	0.00	0.00	0.00	420.86	421.00	(0.14)	421.00
Total Taxes	0.00	0.00	0.00	420.86	421.00	(0.14)	421.00
Utilities							
Cable	84.62	73.37	11.25	620.71	586.96	33.75	880.44
Electricity	793.00	800.00	(7.00)	5,342.84	5,550.00	(207.16)	8,400.00
Pest Control	32.10	32.10	0.00	256.80	256.80	0.00	385.20
Water	25.71	101.00	(75.29)	946.06	798.50	147.56	1,191.36
Total Utilities	935.43	1,006.47	(71.04)	7,166.41	7,192.26	(25.85)	10,857.00
Total Expense	6,275.51	6,305.80	(30.29)	58,083.71	71,482.90	(13,399.19)	92,750.00
Net Income	(5,880.51)	(6,305.80)	425.29	34,721.96	21,267.10	13,454.86	0.00



www.swanlakehoa.net

email: slehoa39503@gmail.com

Phase/Unit Reps:

- P1U1 — Frank Scott
- Kristy Young
- P1U2 — **VACANT**
- **VACANT**
- P1U3 — Phillip Ward
- P2U1 — Juliane Wyatt
- Overlook — Bart Loftis
- **VACANT**
- Village — Donna Richards

Committees:

- Architectural —
- Dickie Scruggs (discr@bellsouth.net)
- Patrick Wadsworth
- (wadsworthdesign2@msn.com)
- Charlie Wanner
- (rcwslhoa1@gmail.com)
- Beautification — Bart Loftis
- Social Events — Kristy Young

Pool/Tennis Key Cards — Contact Dave Mandel 228-860-2903 or your phase representative

Swan Lake Estates HOA Board Members:

Bart Loftis, Vice President	bart.loftis@caffeyinc.com	228-380-0807
Frank Scott, Treasurer	scott_f@bellsouth.net	228-349-0474
Kristy Young, Secretary	kristyyoungsells@gmail.com	228-697-1575
Donna Richards	dmrichards61@hotmail.com	228-831-3858
Philip Ward	glory6151@aol.com	228-539-9195
Juliane Wyatt	jwyattflute@gmail.com	859-750-8951

Dues/Billing: Gulf Coast Billing Services, LLC ♦ 228-235-7800 ♦ gulfcoastbillingservices@gmail.com



20mph is the speed limit in the entire subdivision!!!!

There are STILL complaints about people going above 20mph! **SPEEDING** in our subdivision is dangerous for our walkers, children and our pets!!!

PLEASE SLOW DOWN!!!



Swan Lake HOA Q2 Meeting Minutes

Thursday 6/24/21

HOA BOD Attendees

Philip Ward, PH1U3 rep

Frank Scott, Treasurer

Bart Loftis, VP

Kristy Young, Secretary/Social

See sign in sheet for resident attendees

Agenda

Welcome/Introduction of BOD members

1. Frank called to order at 6:02 p.m.
2. Frank introduced the board members and roles (both present and not present)
3. Announced that we need more HOA members (residents) to volunteer for vacant board positions.

Social Committee

1. Kristy gave recap of past food trucks and food trucks planned for future
2. Social events recap, need more volunteers and participation
3. Possibly have an end of summer bash and/or Fall Social

Architecture Committee

1. Murray Ladner not present so Charlie Wanner gave a recap
2. Pool going in at a residence, not much else going on.
3. Hopefully plans are submitted for approval for the building that will be happening on lots being cleared in the Village.

Beautification

1. Bart Loftis accepted the chair for beautification
2. Bart has been cleaning up flower beds and planting in them.
3. Bart plans to power wash the spillway when he gets a chance.
4. Bart volunteered to work on the tennis court.
 - a. Cut court and dig out area that is sinking in.
 - b. Pack it back in with something, level and resurface
 - c. Needs to rent a backhoe for project, ground is too wet after all the rain we had. Needs to wait for dry ground.
 - d. Will remove dead bushes when tennis court is worked on.
 - e. Donna Richards suggested getting adjustable net for pickleball
 - f. Pickleball is in the plans for the court.
5. Questions from residents:
 - a. Donna Jones asked if she needs permission to cut a tree down? A: Charlie Wanner says no go ahead and cut.
 - b. Donna Richards asked if we know if the dam is at the designated height or has it (and water level) lowered some (unintentionally)? A: No one really knew an answer to this.

Treasurer's Report

1. Frank went over report that was in the newsletter.
2. Year to date collected was \$91,600 (approx) a little less than budgeted.
3. Expenses approximately \$30,700, this is higher than in the past because of some unusual and unexpected expenses such as:
 - a. Pool and fountain pumps.
 - b. Plumbing work

- c. Minor pool repairs were done to the pool. Water sensor was repaired but it has been pulled off (again) and we will need to replace it (again).
- 4. We had money budgeted for lake maintenance/repair but we have spent some of that on the pool, that is why lake expenses are less.
- 5. Frank went over the balance sheet, P&L, CD details, etc.
- 6. Questions from residents:
 - a. Donna Richards asked how many residents were delinquent on paying dues? A: Frank explained LHF lots are delinquent but they never have paid. We had 5 delinquents but we collected 2 of those, 2 are being handled by our attorney and the other we talked to today (day of meeting) and should be expecting their dues soon.

New Business/Open Forum

- 1. Frank discusses the need for new board members.
 - a. We had 3 inquiries into the need for board members (2 were new residents)
 - b. Juliane Wyatt volunteered to take Daniel Reid's place in Phase 2 Unit 2 (all residents in that phase present at the meeting voted yes on this).
 - c. Donna Richards volunteered to take Jamie Knipper's place in the village (all residents in that phase present at the meeting voted yes on this).
 - d. Mr. Musselwhite asked why can't all residents vote on board members for any phase? Why just residents in that specific phase? A: The bylaws are written to only allow residents to vote on board members of their phase.
 - e. Steve Ellis and Lavoyed Hudgins both volunteered for Overlook opening. We will discuss at the next board meeting they have agreed to attend.
- 2. LHF lots (Cotton Fore also Swan Lake Estates Development, LLC)
 - a. BOD has contacted our attorney and researched the lots and there is NO SALE recorded of these lots.
 - b. Donna Richards asked what is the legality of the clearing? Does he need approval for land clearing? A: He does not need approval just to clear. However, Frank suggested a cease-and-desist letter since he has not paid dues on the lots. He asked our attorney about this and is waiting on a response.
 - c. Frank explained the surrounding land (outside of Swan Lake) that Cotton Fore/SLE development owns
 - d. Mr. Musselwhite asked how can we get the attorney to actually do something? This is the second time he has heard that we have asked him and we are still waiting? A: ?
 - e. Mr. Gooden asked if he needs permits to clear? Frank suggested he should have site preparation approval when he starts to build.
 - f. Donna Richards asked about the lake ownership? Tax records indicated we do not own the lake, that SLE development (Cotton Fore) owns it. A: From what we can find out this is true. Documents show it should have been transferred.... Stay tuned.....
 - g. Frank ends the conversation with we are researching and trying to find out what we can, stay tuned....
- 3. Mr. Musselwhite asked if the HOA BOD can ask the owners of lots located on Swan Lake Blvd to clean up their lots. They are overgrown. A: we will look into that.
- 4. Mr. Pigg asks if there is an insurance policy in place to protect board members? A: yes
- 5. Frank welcomes the new residents present. Thanks all for coming.

Meeting Adjourned

Mr. Musselwhite motioned to adjourn. Phillip Ward seconds. Frank Scott adjourns at 6:48 p.m.

Next meeting September 30, 2021