

MINUTES OF THE MONTHLY MEETING OF THE BOARD OF DIRECTORS OF WINDANCE PROPERTY OWNERS' ASSOCIATION

Held on April 11, 2017

The monthly meeting of the Board of Directors for the Windance Property Owners' Association was held on Tuesday, April 11, 2017 at the Windance Country Club. The following directors were present: Al Hopkins, Donna MacArthur, Susan Smith, Timmy Enroth, Alonzo Johnson, Allen Deen and Diana White. Roy Craig and Walt Hack were not present.

Guests present were: Stephanie Johnson, Daphne Salmon, George Salmon, Robert Nail and Bradley Walker. Timmy Enroth called the meeting to order at 6:30 PM. The option for the reading, and approval, of the March minutes was not presented to the Board.

TREASURER'S REPORT

The current month's report states that we have a \$32,349.83 balance in checking. Income generated was \$8,490.61. Incurred expenses were \$1,110.02 Timmy made a motion to accept the report, 2nd by Allen. All in favor and motion passed.

Daphne Salmon reported that she needed a \$133.75 reimbursement check for the Easter Party expenses. Al made a motion to reimburse Daphne for the party, 2nd by Timmy. All in favor and motion passed.

Timmy reported that he needed a \$35.00 reimbursement check for several legal documents that he filed at the Harrison County Courthouse. Al made a motion to reimburse Timmy for filing fees, 2nd by Alonzo. All in favor and motion passed.

ARCHITECTURE REPORT

Alonzo Johnson, 19714 Eagle Cove, asked for Board approval for the construction of a brick wall that would run along the side and across the back of his property. The construction of this wall would help ease flooding problems. He has contacted the Harrison County Supervisor, District 2, and received no positive feedback or action. Al said he needs to present plans to the Board for approval.

YARD OF THE MONTH

Marsha Barlow- 19697 Eagle Cove

COVENANT REPORT

Board members were advised to review the covenant violations, and action taken, in the agenda that Walt sent to the Board.

Al suggested that every house in Windance subdivision be required to have a brick mailbox. This would bring more consistency to the neighborhood.

More violations that were brought to the Board's attention were parking on the street and dogs being allowed to run loose. The Board's recourse is to file a lien on the property if the violation is not taken care of in a timely manner.

Walt has paid someone to come in and mow lots that are in need of mowing. This should be taken care of shortly.

LAKE REPORT

Timmy reported that \$3,000.13 is owed to Slade's Fish Hatchery. They came to service the lake five times last year and were only paid for two services. A check will be sent to Slade's in that amount to cover the bill.

Timmy reported that the lake is in great shape.

Al met with the Lake Village POA, they want payment for the use of the lake to be based on the percent of houses in each area. Al stated that he saw no problem with that, the amount should be over \$2,000.00. This amount is more than the original agreement.

Each Lake Village resident using the lake will sign a certification agreement stating that they understand, and will follow, the lake rules and regulations. The Windance POA will keep a signed copy of this agreement for our records. If they violate the agreement penalties will be applied.

Several Lake Village residents stated that they have friends with Kayaks and if they used the lake they felt they should not have to purchase a boat decal. Al said this is not feasible, the Kayak has to be a 2-man Kayak and a property owner has to be on board.

The Windance POA can enter into a contract with the Lake Village POA for one year. That lake contract will stay in place for that year and legally the Windance POA does not have to renew the contract the next year. (This was based on a lawsuit agreement years ago.)

Al suggested we post lake rules and regulations so all boaters can be aware of them.

All residents using the lake have to have a decal on the boat, sign a certificate of compliance, be a property owner, have no property liens filed against them and have their POA dues paid. If you don't meet these requirements, residents can't put their boat in the lake.

The Windance POA still needs to hire, or set up, a security system to monitor the lake on the weekend. Lake usage poses a huge liability for the WDPOA Board.

Al made a motion to keep the current lake rules and regulations in place with the exception of adding the percent that is by the houses in the two areas, 2nd by Timmy. All in favor and motion passed. (Example: houses in Windance 300, houses in Lake Village 100. Lake Village would pay approximately 33% of the cost of maintaining the lake.)

Allen brought up a problem concerning use of the lake and property ownership. Roger Hudson Jr. owns Lot 75, Phase 3 and has opted not to build on that lot. He needs to add his son, Corey Hudson, to the deed as part owner of the property. If the father puts the son on the property deed, signs the certification agreement, pays POA dues and purchases a boat decal can the son have access to the lake?

If you do not live on the lake, residents have to launch their boat from Ridgeland Drive in Lake Village.

Allen ordered 30 sets of decals for the boats.

George Salmon suggested we order a different color of decals each year.

OLD BUSINESS

Discussion on when POA dues should be paid. It was suggested the date should be moved from the end of the previous year to April 1st of the current year. Allen suggested that after April 1st a late fee should be charged. Al made a motion that 2018 dues be made by April 1st, for every month after the deadline a 25% late fee will be charged. Al made a motion to accept the due date and late fee, 2nd by Timmy. All in favor and motion passed.

Diana will put the information in the next newsletter and all of the newsletters up to 2018. Alonzo also suggested we include the POA dues information in the Welcome Packet given to the new Windance residents.

Susan reported that the Easter Party turnout was good and was enjoyed by all.

Alonzo addressed the issue of road repairs. He suggested that we draft a letter, with pictures included, as to what the problems and concerns are. This correspondence needs to be sent to the Public Works Director that is in charge of roads. Timmy suggested that we may have more positive results if we schedule a meeting and "hand deliver" this information. Alonzo said he will have all of this together by the next board meeting. Al suggested we contact Marlin Ladner, Supervisor District 2.

The speeding issue in the neighborhood is still being worked on, the Road Supervisor has been contacted twice by Walt.

Allen said he feels the only solution is to install speed bumps. Al suggested we post signs that "kindly remind" residents to follow the posted speed limit. Bradley Walker, Gulfport Police Department, stated that the only effective solution would be stop signs. This issue was tabled until the May meeting.

SOCIAL COMMITTEE

Susan met last month with Tamara Carter, Chairperson of the committee, no action has been taken on organizing the Windance Welcome Package.

NEW BUSINESS

Timmy picked up a list of the tax rolls of all Windance residents. This list can be used to mail out annual POA bills.

Walt attempted to get in touch with Jay concerning the front entrance landscaping and upkeep. He was unable to contact him. Al stated that he thought we should keep Jay, Timmy made a motion to table this issue until the next meeting, 2nd by Allen. All in favor and motion passed.

There being no other business to discuss, a motion to adjourn was made by Timmy, 2nd by Allen. All in favor and motion passed. The meeting adjourned at approximately 7:50 PM.

Donna MacArthur, Secretary