

Windance Property Owners
Meeting Minutes
April 2019

Meeting Date: April 9, 2019

Location: Windance Country Club

The monthly meeting of the Board of Directors for the Windance Property Owners Association was held on Tuesday, April 9, 2019 at the Windance Country Club. The following board members were present during the meeting: Walt Hack, Ron Lightfoot, Al Hopkins, Tommie Yanik, Mark Kettner, Susie Smith, and Mike Styron. Not present was Diana White and Brian Zastrow.

The guests in attendance were: Liam Eubank, Ruben Smith, Bob Nail, Andrea Grisham, Christopher Grisham, Gary Rhoads, and Rory Nelson.

The meeting was called to order by Walt Hack, President, at 6:30 p.m.

Guests Andrea & Christopher Grisham raised their concern that some of the mulch for the front entrance may have been stolen. After some discussion and explanation of the contract with the landscaper, Walt will contact the landscaper to report that some of the areas are not covered.

No further comments came for the guests.

The March meeting minutes were sent out via email ahead of time to board members for review. Walt asked if there were any other changes other than the correction for the Beautification Award recipient for March. Mark Kettner made a motion to approve the minutes, all in favor and the motion passed.

Treasurer's Report: Al Hopkins reported, the beginning balance of Checking Account \$38,532.57, nine items that cleared \$2,596.35, deposits and credits \$8,804.08 with one uncleared transaction of \$22.00. Al read the disbursement items that were not on the report. The ending balance in checking account \$44,718.30. Savings account balance \$13,008.71. Al made a motion to accept the treasurer's report and approve the checks that were presented for signature. There was a second, discussion was requested. Tommie asked if the detailed general ledger postings could be included in the treasurer's monthly report to the board. After some discussion, it was agreed that the detailed general ledger, statements of checking and savings accounts be included in future treasurer's report to the board. The motion was approved to accept the March treasurer's report as detailed.

Budget: Walt submitted a spreadsheet with all property owners and those that are delinquent in their membership dues. A proposed letter, see attached, to the members that have not paid, and after minor changes, was approved. Walt made a motion that we send out notices and then direct our attorney to file liens on property owners owing more than \$400 effective 1 Jun. Motion approved by the board.

Lake Report: Mark Kettner reported that first load of lime has been dropped. After additional expert recommendations, 2 additional drops lime and possibly no fertilizer will work better and could save money. Total budget is \$5,000. and projected cost \$4,030. No visible runoff has been detected and contractor was reminded to clean area after delivery of lime.

Mark has the decals and keys. With updated spreadsheet of paid members, he will disburse decals. Explanation of the rules fishing off property owner's piers was explained.

Architecture Report: Mike Styron reported that he received one complaint of house on Champion Circle with yard issues. This is a property that has been counseled previously. Mark commented that earlier another property owner was sent a letter of non-compliance and immediately corrected their violation. A motion was made to send another letter to property owner that complaint was received. No second.

Walt reported that he received a request from Frank DeCoito. Mr. DeCoito owns 10 acres out from Tournament Drive and wants to place a 4x8 "For Sale" sign on Robinson Road, across from Windance entrance. The county will approve if the WPOA board is OK. General consensus of the board was no approval. Walt will inform Mr DeCoito.

Susie Smith brought up the neighborhood in North Gulfport, the supervisor that has put a moratorium on further development. Walt was aware of the issue, there was a runoff and the water company had to purchase another pump. This was not in our Windance Community.

Tommie inquired about the follow up to the property owner that was suspected of running a business from his home in Windance. Mike reported this member had applied for a building permit but had never submitted plans for the structure to the board. Mike has visited this gentleman and he does work on his antique cars which is prohibited by the covenants but that he is not conducting a business. Guest commented this is her neighbor and she is not aware of a noise issue. There is a history with this property owner.

Covenants Report: Ron Lightfoot brings to the board for discussion, Alonzo Johnson, 19714 Eagle Cove, has placed railroad ties on his property to assist with flooding. Last year the board approved a retainer wall for the east side of this property. A retainer wall on the backside that borders the golf course was not approved. Comments included: Wanting to assist with this member's flooding issue, concerns how this would set a precedence for future landscaping approval, the "natural" appearance of these railroad ties, the possibility that these railroad ties will not solve the drainage issue, this is not a retaining wall and is not a violation of covenants. Ron reference the rule, if owner wants to build anything, must submit plan to board. It was agreed that Ron would request Mr. Johnson submit plans for his landscaping project that includes railroad ties and next month we will revisit this issue.

Tommie inquired about the different covenant rules concerning mandatory brick mailboxes. Discussion included: community general appearance, drivers destroying mail boxes on Windance Drive, allowing to build brick mailboxes. Ron will offer a clarification next meeting.

Guest reported he suspected a juvenile stealing stuff, walking Windance Drive 2:00 a.m. He approached this individual and informed him he should not be walking around the neighborhood. Walt suggested that in these incidents, we should call the Sheriff's Department.

Beautification Report: Susie Smith announced the April Yard of the Month is Marsha Barlow, 19697 Eagle Cove. Susie discussed the criteria for the selection of this coveted award. Dues must be paid and the property cannot be For Sale. Guest inquired more specifics on selection. Garbage cans must not be visible, lawns that are edged and maintained, weeded beds. Seasonal decorations is not the main concern. Also the committee attempts to make the selection in different areas of the community.

The decorations at the front entrances are suffering from the Work In Progress with the building material, but the Easter Eggs will wash off with rain.

Social Committee: Susie Smith reported we had the Easter Event Saturday, and attributed the low attendance to the unpredictable weather. The adorable Easter Bunny did a fantastic job and was sighted in the golf pro shop demonstrating a correct golf swing.

The total expenditures \$427.00 for the Beautification and Social Committee came under budget of \$500.00.

Guest commented that the water survey was at the bottom of Easter Event Flyer, didn't notice and discarded. Explained that the board is working with limited funds and in an effort to save money combined the notice with the event flyer.

There was discussion on funds spent on front entrance, explained these plans have been talked about for several years. After many months of consideration, design and cost proposals, the WPOA Board voted to proceed with upgrading the entrances.

Newsletter: No Report

New Residents: Walt commented that the Members Contact List has 18 new residents. Reminded us this list has sensitive information. Walt will merge this with our mailing list and post on webpage, possibility within a month.

Tommie asked about the posting of the minutes on the webpage. Diana is the lead on posting the minutes.

Old Business: Fence Repairs, Walt has contractor working with Peggy Bosma on the fence repair. Could be completed by Easter. Repairing will included 3 sections of fencing.

New Business:

Mark Kettner reminded the board about the green edging at front entrance. Walt will discuss with landscaper.

Tommie asked about the 2019 Budget. Walt is in the process of finalizing.

Tommie inquired about an audit for the WPOA Financial Report. She will investigate possible auditors and acquire proposals/quotes for the board's approval.

Tommie asked about the 2018 Annual Budget and Statement of Income and Expenditures. These were disbursed at the Members Meeting in January. Walt advised that he could not export the data in the agenda as in the past and will forward all board members a copy.

Tommie asked if the WPOA is required to file tax returns to the IRS and the State. Also, is the WPOA is in compliance with filing 1099's. Walt will get that information.

Tommie mentioned rumor that the property at the cul-d-sac Eagle Cove, plans to build an RV storage business. Some gravel has been deliver but no one has knowledge of this. Covenants prohibits any RV to be parked except for loading and unloading. Strictly a rumor.

Tommie asked if the WPOA responds to member's passing, such as Jerry Young, with cards or any acknowledgement. That is not something the board has done in the past.

President asked for any further business or questions. With no further questions, a motion was made to adjourn at 7:40 p.m.