

MINUTES OF THE MONTHLY MEETING OF THE BOARD OF DIRECTORS OF WINDANCE PROPERTY OWNER'S ASSOCIATION

Held on September 11, 2017

The monthly meeting of the Board of Directors for the Windance Property Owners' Association was held on Tuesday, September 11, 2017 at the Windance Country Club. The following directors were present: Walt Hack, Donna MacArthur, Timmy Enroth, Alonzo Johnson, Diana White, Susan Smith, Allen Deen and Al Hopkins. Roy Craig was absent. Guests in attendance were Glennis Wasserman, Kurt Develle, Ron Lightfoot, Sandy Hollis, Nick Hollis, Marsha Hack, Donna Styron, Mike Styron, Jim Faust, Mark White, Ruben Smith, Joe Leopold, Matthew Swank, Deborah Smith, Robin Mangum and Sam Ladner.

The meeting was called to order by Walt at 6:36 PM and the floor was open for questions and discussion. No questions or discussion was presented by the guests attending the meeting. Al made a motion to disperse with the reading of the August minutes, 2nd by Allen, all in favor and motion passed.

TREASURERS REPORT

The current month's report states that we have \$27,818.19 in checking. Income generated was \$2,350.00 and incurred expenses were \$1,894.35. Diana made a motion to accept the report, 2nd by Timmy, all in favor and the motion passed.

LAKE REPORT

Timmy reported that the Board held a Lake Committee meeting on September 10, 2017 to discuss various complaints, and contentious issues concerning the current Lake Rules. Walt went over the rules that were being questioned by the POA members. The Lake Rules were amended by the changes and included in the new Lake Rules attached as part of these minutes:

1. Rule #1- The first two sets of decals will be free and each additional set will cost \$10.00 each. Any water craft without decals will be warned on the first occurrence and fined \$50.00 thereafter.
2. Rule # 4- It is RECOMMENDED that guests should be accompanied by a WPOA or a LVPOA member whose dues are paid and in good standing while they are fishing from a watercraft or on the property of the homeowner, using recreational watercraft, kayaking, canoeing, or using a standup paddleboard.
3. Rule #7- There shall be no watercraft launched from vacant lots without lot owner's permission.
4. Rule # 9 – On the Windance side, the property owner's rights extends into the Lake and no anchoring (or tie-ups on a pier) is allowed in these areas without the property owner's permission.

Timmy made a motion to accept the new Lake Rules as amended by the Board on September 10, 2017, 2nd by Allen, all in favor and the motion accepted.

Susan suggested that we get the launching area cleaned up.

Timmy reported that in the near future, that he would need Board approval to get the lake limed. The lake should be at 20 per cent and it is at about 12 per cent at this time

COVENANT REPORT

1. 20068 Tournament Drive- Car parked in the yard. Attorney has sent a letter to property owners and legal action is being taken.
2. 3115 Cypress Creek Dr., Biloxi, Ms. – owns Lot 73, 12421 Windance Drive- Property is in complete disrepair and in need of extensive action. Notice was sent April 6, 2017 with no response and no action being taken. An injunction is being filed by our attorney. The POA can contract someone to cut the grass, trim the bushes and the owner must pay for this service and also for the attorney fees.
3. 19350 Champion Circle - yard upkeep - Communicating with management company in Ohio. We are working with a company to come in and trim the bushes.
4. 12527 Windance Drive - trailer parked in the driveway for an extended period. The owner stated that they were waiting for relatives in Atlanta to pick the trailer up. The issue was resolved.
5. 12509 Windance Drive - porch rail and spindles are in need of repair.
6. Lot 81, Windance Drive - The owner, Windance Holdings, LLC is not maintaining the lot. Trying to get the grass cut on a regular basis.

BEAUTIFICATION REPORT

Yard of the Month - 20044 Tournament Drive - Gerald and Kay Van Pelt

SOCIAL COMMITTEE

Susan reported that the Social Committee members have been working on the Welcome Package. She went over the information that is included in the packet. The cost to print each packet will cost the POA around \$5.00 per packet. She requested that anyone who has knowledge of a new resident that has moved into the neighborhood to please contact her. The Social Committee is still working on organizing a neighborhood Halloween Party. This will be only for the children of the residents of the neighborhood and their guests. There was discussion about closing off the main entrance to Windance. The Sheriff's Department has sent out deputies in the past to monitor the front entrance. In return, the POA usually makes a donation of about \$150.00 to the Explorers. Walt suggested that Susan get in touch with Frank Baskett to see if he could help us out with this.

OLD BUSINESS

The speed signs have been installed on Windance Drive. This week they are collecting data. Next week, they will be working and monitoring vehicle speed. The POA paid for the posts that the speed signs are mounted on and the Gulfport Police Department gave us the signs.

NEW BUSINESS

Concerning the building of a new launch site, Timmy said that he would check with Rogers Insurance Company and see if the premium would increase if we constructed a new pier. A

new boat launch is covered under our policy. Walt suggested that we get everything in writing about the particulars before we consider constructing a new pier.

Timmy will get with the Lake View POA concerning the new Lake Rules, fees and what they are expected to pay.

19328 Champion Circle – At the August Board meeting Janet Tomek had requested at the Board approval for solar panels to be installed at her residence. The request was tabled until the September meeting. Roy is going to research the issue and see if there are panels that can be installed that will not be visible from the road.

Several guests had questions as to why the brown garbage cans were not being picked up. Walt informed them that the new company will not begin garbage collection until October 1st. The new recycle cans have not been delivered yet.

Diana informed the guests that several children were seen opening some of the resident's mailboxes. She brought it to their attention that everyone needs to be vigilant about things going on in the neighborhood. These incidents need to be reported to the proper authorities. Susan added that residents walking, or riding a bike, need to be careful especially when it is getting dark in the evening.

A fox family has been sighted in the area numerous times. They have been sighted during the day roaming throughout the neighborhood. Use caution, especially if you have small animals.

Nick Hollis questioned if the Lake Rules are in conflict with the existing covenant. If so, the covenant needs to be changed. Sherry Hollis said that she had consulted four attorneys and they stated that if the lake rules are not in the By-Laws you have to change the covenant. Walt said that Lake Rules are in accordance with the By-Laws.

New Homeowner Notification by Horton Homes:

David and Alexis Parker- 14886 Calcutta Drive

Brenda Dauzat- 20033 Bogey Court

Julie Ellis Irons - 20060 Mulligan Cove

Kurt and Marianna DeVelle - 14894 Calcutta Drive

Sharonda Keys - 20056 Mulligan Cove

Wendy Anderson - 20094 Mulligan Cove

There being no other business to discuss, a motion to adjourn was made by Al, 2nd by Allen, All in favor, and the motion passed. The meeting was adjourned at 7:10 PM.

Donna MacArthur
Secretary

RULES AND REGULATIONS OF ADAMS LAKE

WINDANCE PROPERTY OWNER'S ASSOCIATION

Adams Lake is owned by Windance Property Owner's Association and these Rules and Regulations apply to Adams Lake which would include all persons by existing agreements or otherwise using Adams Lake including but not limited to Lake Village Property Owners Association Members in good standing. The Rules and Regulations are as follows:

1. All watercraft used on Adams Lake shall have decals registered with Windance Property Owner's Association. The first two sets of decals will be free and each additional set will cost \$10.00 each. Any water craft without decals shall be warned on the first occurrence and fined \$50.00 thereafter and on continued violations the owner shall be prohibited from use of lake until fine is paid in full and decals are on the watercraft.
2. Only dues-paying members of the Windance Property Association (WPOA) and the Lake Village Property Owners Association (LVPOA) with no outstanding liens for failure to pay dues are allowed decals.
3. The use of the lake is limited to each homeowner and immediate family residing with the owner. Guests are any individuals who are not dues paying members of WPOA and LVPOA.
4. It is recommended that guests should be accompanied by the WPOA or LVPOA member whose dues are paid and in good standing (no liens) while fishing from a watercraft or on the property of the homeowner or using recreational watercraft paddling (not fishing) using a kayak, canoe, or stand up paddleboat (SUP). Only the homeowner's watercraft(s) or decal'd watercraft may be launched from the homeowner's property.
5. Restrictions on Adams Lake include no swimming, no gasoline engines, no trespassing, and no party barges. There shall be no boating or use of water craft during the hours of darkness, beginning after sunset and ending at sunrise each day. Cast nets, wade fishing and float devices are prohibited. Fishing of any kind on the Dam is strictly prohibited. Trespassing on the Dam is strictly prohibited.
6. All members of Lake Village Property Owners Associations who are dues-paying members of that Association who abide by the rules and regulations as set forth by Windance Property Owner's Association may use Adams Lake as long as the agreement between Lake Village Property Owner's Association and Windance Property Owner's Association remains in place and Lake Village Property Owner's Association pay the same percentage cost per household as paid by WPOA annually for the upkeep and expenses of Adams Lake.

7. There is currently only one authorized boat launch entrance for truck bed transported or trailered boats to Adams Lake on Lake Village side that being at the end of Ridgeland Court which is for use by WPOA and LVPOA members who are dues-paying members in good standing of their Association and comply with these Rules and Regulations. There shall be no watercraft launched from vacant lots without lot owner's permission.
8. Fishing from the bank is allowed only on property owner's property who have paid their POA dues and are in good standing without existing liens, and the property owner's guest can fish there with written permission from the property owner or with the property owner present.
9. On the Windance side, the property owner's rights extend to and beyond the lake water boundary and, therefore, this is private property and extends into the Lake, and no anchoring is allowed in these areas without the owner's permission on his own land, or on the extension of land into the water, and without the owner's presence and permission. This includes any piers extending into the Lake.
10. No one other than Lake Village lakefront property owners who have paid their LVPOA dues, and are members in good standing without existing liens for failure to pay their LVPOA dues, and have properly maintained all the land from their property line to the lake shoreline are permitted to fish from the bank of the Lake Village side of Adam's Lake. This convenience to LVPOA land owners does not in anyway relinquish the full property rights of WPOA to the land around the boundary of the lake on the LVPOA side of the lake.
11. No one operating a boat or watercraft on Adams Lake may do so without proper decal and without executing confirmation and agreement to abide by the Windance Property Owner's Association's Rules and Regulation of Adams Lake. It is specifically understood that any violation of said Rules and Regulations of Adams Lake by anyone having a decal shall result in the suspension of that person from fishing and boating on or near Adams Lake for a six month period of time. As second violation may remove all rights to Adams Lake for one year and any subsequent violation all rights to Adams Lake shall be removed forever. The authority to enforce the said Rules and Regulations of Adams Lake is the Board of Windance Property Owner's Association and their decision is final.
12. No one can obtain a decal for rights of fishing and boating on Adams Lake without executing a verification of their understanding and agreement to all Rules and Regulations of Adams Lake as herein set out, and the decal once assigned to a boat cannot be reused on any other boat. If dues are not paid by a decal owner, the ownership of the decal shall be null and void and a violation of these Rules and Regulations to use the decal and to fish or use the watercraft on Adams Lake.

13. The certification agreement that must be executed shall read as follows:

I, _____ do hereby acknowledge that I am a property owner or homeowner in one or more units of Windance Subdivision and/or Lake Village Subdivision and am in good standing having paid all dues and without any liens on existing against my property. I have read the Rules and Regulation of Adams Lake and understand the same and shall abide by those Rules and Regulations and understand as a condition precedent to my being given a decal for the right of fishing and boating on Adams Lake, I make this solemn oath that I shall abide by all Rules and Regulation of Adams Lake and if I violate those rules, that violation will result in suspension of my fishing and boating rights for six (6) months and on second violation for one (1) year and for any subsequent violations it may be forever. I acknowledge that these are the restrictions placed upon fishing and boating in Adams Lake and that I have this day received ____ decals with the number _____, and I understand that they must be applied on the bow (front) area of the boat, one on the starboard (right) side and on the port (left) side. I further understand and agree as a condition precedent to using Adam's lake in any fashion that I assume and my guest(s) assume, any and all risks and will hold harmless the Windance Property Owners Association from any and all liability for the use of the said lake in any fashion. I further assume any and all liability for my guest(s) and will indemnify and hold harmless the Windance Property Owners Association for any and all liability, if any, for any and all risks and any and all liability for acts or omissions of my guests.

AGREED AND SIGNED THIS THE _____ DAY OF _____, 20____
