

Windance Property Owners Association

Monthly Meeting Minutes

April 12, 2022

Location: Windance Country Club

The Board of Directors for the Windance Property Owners Association held its monthly meeting on Tuesday, April 12, 2022, at the Country Club. The following board members were present: Lisa Conerly, Kevan Brown, Ann Moran, Frank Faust, Jim Faust, Mark Kettner, Tyler Gentry, and Wayne Miller. Joining remotely via cell phone was Letch Kline.

Members of the community in attendance were as follows: Kristina and Anthony Weeks, Jim Soper, Pamela White, Sandy Hollis, and Lindsey Lee.

Call to Order:

President Lisa Conerly called the meeting to order at 6:30 p.m. and opened the floor to any members who wanted to express concerns or ask questions.

1. After Kristina Weeks asked about addressing the covenants, Lisa said that the plan was to pursue this issue in the coming months.
2. Jim Soper asked if the Sherriff's office would be making a presentation. Lisa replied that, due to a conflict, that presentation was rescheduled for May's board meeting.
3. Pamela White asked about the markings on the streets which Mark Kettner explained were placed by Coast Electric for fiber optics for internet and that other companies were also planning to lay cable.

Summary/Approval of Last Month's Minutes:

Kevan Brown, secretary, asked for approval of the minutes emailed prior to the meeting. That motion was made, seconded, and passed. In addition, she asked that from now on minutes be approved via email, prior to the following month's meeting, so that they can be posted to the website in a timely matter and not be behind by a month or longer. She assured the others that minutes could be corrected, edited, or amended even after being uploaded to the website. When she also asked if anyone felt that printed copies of the minutes were still necessary, the consensus was "no."

Treasurer's Report:

Ann Moran, treasurer, distributed detailed printouts of balances. The balances to date were \$58,004.72 in the checking account and \$18,041.72 in the savings account. She added that she had turned over a list of people with liens on their property to Frank Faust (covenants committee), that one property is being foreclosed on, and that some new residents need to receive welcome packets. She also added that about 90 people had not paid their WPOA dues. When the upcoming surveys are mailed, they will include an envelope in which members can submit their dues. Mark Kettner suggested that Ann generate a list of residents that owe back dues, especially those who owe \$600 or more, and email copies of those to the board. Further discussion ensued concerning the benefit of filing liens against residents who have not paid their dues, the costs of attorneys' fees to assist and advise the POA, and the need for accurate information so that those residents who owe money can be informed about their debts. Ann said that Letch had recently completed an updated list of residents and addresses. Lisa stressed the need to courteously inform residents who are in danger of incurring liens, as some people may not be aware that they owe money. Ann said she could generate a more detailed list of all residences, balances, owed dues and fees, and liens for the board's perusal. Mark also asked that Ann email to the board members copies of the checks showing each month's transactions, as well as the names and addresses of residents who paid dues during that month.

Lake Report:

Lake Committee chairman, Mark Kettner, said that the lake-sharing agreement with Lake Village Estates prior to 2019 requires that Lake Village pay their fair share of lake maintenance. The insurance, in 2021, was \$4,000, and the entire budget of \$9,050 was spent on fertilizer, professional testing and services, surveys, and treatments. As a result, the amount owed by Lake Village Estates was \$2300.03, for which Mark sent a bill to the president of that association, requesting payment of that amount. Ann asked what happened to the agreement that Island View pay half the insurance for the use of our water to maintain the golf course. Mark said he was told that Island View had dug their own well and had their own tank. After some discussion, it was suggested that this issue be investigated and addressed to answer these questions, possibly following up with requiring Island View to pay their share of the insurance. Mark also explained that, after receiving complaints about weeds and algae, he concluded the best method of handling this problem was not only acquiring 400 carp and 1,000 shad, but also treating the lake along the edges with pellets and spray. He subsequently requested funds, half of which will be billed to Lake Village, in the total of \$5,000. The motion passed.

Architecture Report:

Wayne Miller had two items: On behalf of Pamela White (Leeward Cove), he requested permission that she be allowed to have her concrete wall extended by 60 feet to prevent rocks and other debris from the neighbors' mowing, edging, and spray painting to prevent any further damage to her vehicle, windows, and house. That motion was made, seconded, and approved. He then asked for the approval of the planting of palm trees on the property of Anthony and

Kristina Weeks (Windance Drive) outside the fence which will enclose their new swimming pool. This request was also approved.

Lisa asked Wayne a question about the protocol for erecting a pier or dock on the lake. He replied that before such a project could be undertaken, a professional engineer would need to be hired to design it, another professional would have to delineate where the wetlands are, and the proper documentation would need to be sent to the DMR, who would review the plans and then forward them to the Corps of Engineers.

After Lindsey Lee asked about having a gated community, Wayne explained that there is potentially a new ordinance in the city of Gulfport that will allow a subdivision to install a gate that would be required to remain open during the day and closed at night and that therefore this could be an option for Windance. Then Lindsey asked about the possibility of having cameras installed at the main entrance. Wayne said that issue would be explored.

Covenant Reports:

Frank Faust said he sent out seven letters addressing covenant violations: one for working on a vehicle in the garage with the door open and making excessive noise, one for algae on the side of a house and on a trailer in the backyard, two for yards needing mowing, one for flower beds in a yard on Champion that need to be cleared of weeds, one for a damaged fence and missing gate, one for trash in the lake, and one for parking on the street. In addition, after a survey, he found 65 trash cans that can be seen from the street. All these concerns were sent to the attorney to address. There was then a discussion about a consultation between Lisa and Frank and an HOA lawyer, Patrick Sheehan, in Ocean Springs, who charges \$250 an hour, and how to handle those residents who fail to correct whatever issues are being violated. Sandy Hollis said she could also recommend an attorney who specializes in real estate.

Beautification Report:

Letch Kline announced that the Yard of the Month for March was awarded to Ed and Peggy Taylor of Tournament Drive. Next, he expressed concern over how the Sadie Jane's decorations needed to be fortified to prevent them from blowing away in the high winds we have been experiencing lately and promised that he'd take care of that later in the year. Third, he asked if we wanted to order and display American flags for Memorial Day, the Fourth of July, or both. After the board decided that the flags be purchased and displayed from Memorial Day through July 4, and that extras be purchased for both entrances and/or in case some are damaged or disappear during that time, Letch asked for \$375. The board approved.

Social Committee Report:

Tyler Gentry announced that the Easter egg hunt held on Sunday, April 10, was a success, with 25-30 children participating and about 52 people total attending. He added that he and Jim Faust were in the process of planning the next event which would probably be a crawfish cookoff/pool party towards the middle to the end of May.

Lindsey Lee asked if she could personally pay for and temporarily put up a banner congratulating Windance's graduating high school seniors. The board approved.

There was additional discussion about an aggressive dog being allowed to roam free and attack other pets and bite people. It was suggested that Animal Control be contacted with both the name and address of the resident that appears to own that dog.

Report on the WPOA Newsletter and Website:

Letch Kline asked if everyone had looked at the preliminary version of the new Windance website, and all agreed that it looked good. Once the website is up and running, he will submit the newsletter to be posted. He added that in the upcoming surveys to be mailed, all residents will be asked to begin using only electronic communications/emails, a transition that will substantially save the expenses of printing and postage. Even the newsletter and welcome brochures will be offered online. However, the need for mailing documents can be revisited later should the "electronic only" decision create problems. The board approved this suggestion.

Letch and Lisa took the five boxes of documents from Rita Benz's office to Ace Data Storage where the rest of the WPOA documents are held for a cost of around \$30 a month.

Next was the need for clarification on the amount of dues residents pay for multiple lots: Even if residents own more than one lot on which one house is situated, they owe only \$200 per year for dues. However, if a person or family owns multiple lots that are in separate locations in Windance, that resident will owe \$200 per separate lot.

After a full inventory, Letch learned there are only 11 lots left in Windance on which to build. He plans to request in the upcoming newsletter that residents check their information for accuracy and report any inaccuracies, after which he will generate an even more current spreadsheet.

He will let us know via email when the survey packets will be mailed so we can be anticipating learning what issues residents want addressed by the WPOA board.

Old Business:

There was a discussion of the agreement with the person who does the property maintenance who has been working for the WPOA for at least six years and how the expenses for that are being used and what services are being performed. Lisa suggested that the contractor try to add

some flowers or other foliage during the months of November and December. Jim Faust suggested an in-person lunch or other type of meeting to discuss future ventures with this person. Mark offered to do some maintenance himself, including possibly pressure washing the signs and checking on replacing one or more stakes.

The lighting issue was brought up again, and the consensus was that no lighting be upgraded until after all the utility companies were finished laying cable. Mark said that because of the same issue regarding multiple companies marking and laying fiber optic cables, he was also postponing putting up solar lights and new mulch.

Adjournment:

Lisa Conerly adjourned the meeting at 7:53. The next board meeting will be held at the Clubhouse on May 10, 2022, at 6:30 p.m.

Respectfully submitted,

Kevan Brown, Secretary