

Windance Property Owners Association

Monthly Meeting Minutes

April 11, 2023

Location: Windance Country Club

The Board of Directors for the Windance Property Owners Association held its monthly meeting on Tuesday, April 11, 2023, at the Country Club. The following board members were present: Wayne Miller, Ann Moran, Tyler Gentry, Jim Faust, Bradley Walker, Mike Maley, and Kevan Brown.

Community members in attendance were Mike Minear, Anthony Weeks, Buddy Bond, Glennis Wasserman, Sandy Hollis, and Shantai Flowers

Call to Order:

President Wayne Miller called the meeting to order at 6:32 p.m., after which he invited community members to ask any questions or voice any concerns.

Questions and Comments from the Community:

Mike Minear asked for clarification of what size the proposed pier, which was discussed at the last meeting, might be. Wayne explained that the width would depend on the height, which must be six feet above the water, and that the pier could cover only 25 percent of the area. He went on to say that because the DMR had so many regulations, other options, such as a sand area, were being considered.

When Tony Weeks recommended that Bradley Walker, covenants chairman, continue to pursue installing a security system in the neighborhood, Bradley said he had continued to hear good reports from other neighborhoods about a company called Arlo, but that he still needed to determine what cellular service would back up a system they would provide. He also asked for patience due to personal obligations and military commitments, that he would be able to pursue this need after May and even be able to install the equipment himself and perhaps with the help of other board members or neighbors.

Tony also mentioned the problem of contractors coming through the neighborhood and driving through people's yards, leaving ruts, but not being able to get any help from either law enforcement or the contracting companies.

After Buddy Bond asked if resurfacing any roads, specifically Champion Circle and Eagle Cove, would be forthcoming, there was a discussion about how some golfers were also driving through yards, leaving ruts, and deepening those ruts, in spite of warning signs, flags, and other symbols.

Wayne did say that the board had inquired about repaving the streets in Windance but that while the county road manager indicated that there were no plans to do so at this time, he would let the WPOA know when that situation changes.

Shantai Flowers expressed concern over continuing drainage problems in the property surrounding her house (at 12509 Windance Drive), including flooding as well as the fact that any poisons and chemicals used in nearby yards were washing into and killing her own lawn. Wayne said he would study the plat of her property to determine whether Harrison County or the WPOA was responsible for correcting the problems.

Summary and Approval of March's Minutes:

Kevan Brown, secretary, reported that the minutes from March's board meeting had been read and approved by the other board members via email and text, and that they had already been uploaded to the WPOA website. In addition, she reported that the WPOA had received both an official letter and a hand-written note from the Gulf Coast Community Foundation, along with a personal note from Ruth Hopkins, thanking the board for its donation to the Ashley Hopkins Memorial Scholarship in memory of long-term treasurer Al Hopkins. Kevan also reminded everyone to send in their autobiographies to be published in the upcoming newsletter, after which she asked what the board wanted to do about a group photo of the board since one had not yet been taken that included all members. After several board members said they liked the idea Kevan had presented via email to use individual photos, she asked that everyone send a "selfie" or other personal photo to either her or to Jim Faust, who is working on the newsletter with Letch Kline.

Treasury Report:

Ann Moran, treasurer, said that the bank balance had begun in March with \$54,528.18 but was now \$59,487.72, with deposits equaling \$6,200. She added that she would be sending out reminders to community members who were delinquent in paying their dues from last year and this year, as well as those who have liens on their properties. Offering for attendees to view the contents of the treasury folder, she explained that the expenditures during the past month were for regular monthly fees to Ace Data Storage, Digital Network, Coastal Lawn, and Coast EPA.

Lake Report:

Although Mark Kettner was away, Ann Moran read the email he had sent to the board regarding the lake, including the 2022 cost-sharing analysis for Lake Adams, the Lake Village POA paying their portion prior to tonight's meeting. Mark also reported that, thus far, since the algae has not shown back up this spring, hopefully the addition of the Grass Carp was effective. Moreover, the fishing reports that he had received had been very positive, with plenty of Bass present.

Beautification Committee:

Even though Lisa was not able to attend the meeting, Wayne Miller reported that the Yard of the Month for April had been awarded to 20062 Bogey Court, which is now owned by James and Dorothy Armstrong.

Architectural Report:

Jim Faust, architectural chairman, had no requests for any new structures.

Newsletter/Website:

Jim Faust, chairman, said he had no updates at this time.

Social Committee:

Tyler Gentry, social committee chairman, said that about thirty children and twice as many adults participated in the Easter Egg Hunt held on April 1. The next event, a crawfish boil, will be held at the driving range at 3 p.m. on Sunday, April 30.

New Business:

No one had any new business to discuss.

Old Business:

Wayne Miller reported that, regarding replacing the streetlights throughout Windance, Coast Electric had asked for another month to provide the WPOA with an estimate of costs, which he hoped to present at next month's meeting.

Concerning the need for the board to retain a new attorney, Wayne explained that the most recent attorney he had spoken with was not interested but had recommended a couple of others whom Wayne would contact soon.

When Tony Weeks asked again about the replacement gate at 12324 Windance Drive, explaining that the new wooden gate did not match the vinyl fence it was attached to, a discussion followed about whether the owner of that property lived in the house or elsewhere and therefore may not have direct knowledge about the actual repair. Afterward, President Wayne Miller suggested that the structure be reexamined in the coming month.

Covenant Committee:

In response to the complaints about the gate, covenant committee chairman, Bradley Walker, said that even though he had driven past that property several times in both his truck and his golf cart, he had not noticed any obvious violation. However, he did add that he would inspect the structure more closely. After also reporting that those properties that had been known to have cars parked on the street at night were no longer doing so, Bradley said he intended to post reminders on the neighborhood Facebook pages that all garbage cans are supposed to be stored out of sight and not be visible from the streets. Wayne emphasized that this infraction is indeed a violation of the covenants and that at one time Tony Weeks, who walks the neighborhood daily, reported that over seventy cans were left out in the open.

Adjournment:

Following a request by Wayne Miller for a motion to adjourn the meeting, Kevan Brown made that motion, which was seconded and passed, with dismissal at 6:56 p.m.

The next meeting will be held at the clubhouse on Tuesday, May 9, at 6:30 p.m.

Respectfully submitted,

Kevan Brown, Secretary