

Windance Property Owners Association

Monthly Meeting Minutes

July 11, 2023

Location: Windance Country Club

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

Among the community members in attendance were Russ Brown, Anthony Weeks, Glennis Wasserman, Norma and Buddy Bond, Roger and Cristel Hudson, Ron and Tommie Yanik, Jim and Clarise Soper, Sandy Hollis, Shantai Flowers, Trinity Gentry, Kathy Elias, Peggy Bosma, Mary Armstrong, Mike Minear, Marie Parker, Kelly Kettner, Harriet Moore, and Donna MacArthur.

Call to Order:

After President Wayne Miller called the meeting to order at 6:30 p.m., he requested that each board member introduce himself or herself for the benefit of first-time attendees to the meeting. Following those introductions, he invited community members to ask any questions or voice any concerns.

Questions and Comments from the Community:

Harriet Moore gave a follow-up report about the discussion at last month's meeting concerning the deplorable conditions of the streets, Champion Circle and Eagle Cove, saying that she and several other residents had met in person with Supervisor Marlin Ladner in his office, and that they had also spoken with Representative Mike Ezell, to discuss this concern. She added that our community has been added to the agenda for the August meeting of the Harrison County Board of Supervisors on August 7 at 9:30 a.m. in the Harrison County Courthouse in Gulfport, stressing the importance for a large number of residents to attend. She also thanked the neighbors who had spent hours on the efforts to bring this issue to the supervisors' attention.

After Shantai Flowers spoke about the continued flooding in certain areas and asked about changing the covenants, Wayne Miller said he would try to help her find the Lot 38 she had been trying to locate and also that the covenants would not be changed without following due procedure that would involve all the residents and not just board members.

Donna MacArthur reiterated some of the above problems and that she had seen a list of plans for street improvements for Harrison County, none of which include any road repaving in Windance

through 2025, emphasizing the need for support of not only Windance residents to attend the Board of Supervisors' meeting in August but also of the WPOA board. Wayne agreed that the WPOA could write a letter to the Board of Supervisors in support of getting Champion Circle and Eagle Cove repaved. She also expressed concern over a number of properties that were not being maintained or mowed. A discussion followed during which it was stated that these properties had recently been mowed and that the owners were being billed for the labor.

When someone asked if the board had made any progress in hiring an attorney for Windance, Wayne said that the most recent, and fourth, attorney he'd contacted had expressed no interest but that he was reaching out to a fifth person.

More discussion ensued about when and if any roads had been paved in Windance in recent years, about the tax base, and about how the terrible road conditions were affecting property values. Mark Kettner said that Windance Drive had been repaved about two years ago, but no one was certain about when any of the other streets had last been repaved.

Marie Parker urged the need for every single resident to write a letter to the supervisors, including photographs of the conditions of our streets, and to continue to write letters every month until the streets get the attention they need.

Harriet Moore asked for volunteers to help with acquiring signatures on a petition to the Board of Supervisors and said that some residents were already putting together packets for each supervisor that would include photographs of our road conditions.

Jim Faust recommended putting relevant information about contacting supervisors on the Windance Facebook page.

Wayne Miller said that there had been a water leak behind the mailbox at 19239 Champion Circle for some time, a problem that had been called in to the utility company, with no response as yet. He added that he would contact the utility company to make sure that the problem was addressed because failure to make that repair would result in no water to all homes in our area.

After Jim Soper and Marie Parker asked about changing the covenants, Wayne explained that there would be some "public meetings" to make certain that passing new covenants would have the required 75% support by all of Windance's homeowners. He emphasized, again, that changing the covenants would involve all residents, not just board members.

When Harriet Moore asked for letters to be sent to residents about keeping their dogs on leashes, Bradley Walker, covenants chairman, said that he had posted an announcement about this issue and that there is a county-wide law that all animals be leashed. He also urged Mrs. Moore, who had called the animal control office to no avail, to contact Sheriff Troy Peterson who he felt would make certain the officers would come out to speak with her. In addition, Wayne Miller reminded everyone that Lt. Robert Lincoln, who has attended two WPOA board meetings twice since May of 2022, was the person to contact regarding animal control issues, at 228-896-0614.

Mrs. Moore went on to ask if letters addressing this issue could be mailed to all residents since not everyone is a member of the Facebook community. Mark Kettner said he would speak with Letch Kline about having emails sent out and/or putting information in a newsletter about the continuing problems with dogs.

Clarise Soper also reiterated how a particular dog, which has been allowed to run loose, had destroyed her property. Bradley Walker, covenants chairman, who said he preferred to speak with offenders in person as opposed to sending letters, reported that he had spoken in person with that dog's owner. He added that, unfortunately, he could not control the discourtesy and disrespect that some residents continue to display.

Before moving on to the business portion of the meeting, Wayne Miller thanked the Windance Country Club for the recent "appetizer social" that many residents enjoyed.

Summary and Approval of June's Minutes:

Kevan Brown, secretary, reported that the minutes from June's board meeting had been read and approved by the other board members via emails and texts, and that they had been uploaded to the WPOA website.

Treasury Report:

Ann Moran, treasurer, said that she had brought the June folder with all the paid bills, dues, and so forth (for anyone interested to view), and that she was still waiting for some residents to pay their dues. At the end of June, she said, the balance was \$62,327.31, and the savings account balance was \$30,112.90.

Lake Report:

Mark Kettner said that everything regarding the lake was looking good but that one resident, who lives on Champion Circle and has decals for both a boat and a kayak, had moved these vessels to Northridge, an area that is not allowed use of Lake Adams. Therefore, launching boats from this area is prohibited, even if the boats' owner lives in Windance. In addition, after this resident was also caught fishing at night, that homeowner received two separate warnings about these violations.

When Marie Parker asked about a number of boats being left in areas around Lake Village Estates and how unsightly they were, Mark said he had discussed this issue in the past with the Lake Village POA and that they do not have a problem with boats being left in the cul-de-sacs as long as they have current boat decals. Any boats that do not have current decals or have no decals are removed. He went on to explain that a decal for a first boat is free and that the second one costs \$10. Paddle boats, though, do not require a decal.

Architectural Report:

Jim Faust said that prior to the meeting Peggy Bosma had approached him regarding work she needed done at her residence, 14996 Calcutta, which he said he'd speak with her about following the meeting. He also presented a sketch of a proposed fence at the home of Matt and Lana Warren, 19460 Champion Circle, which lacked the property corners on it. Wayne Miller asked that it be reflected in the minutes that the Warrens must have those property corners located and let Jim know, adding that those needed to be viewed in person before the building of the fence begins. Tyler Gentry moved that the construction be approved, contingent on those terms, and after Mark Kettner seconded, the motion passed.

Covenant Committee:

Bradley Walker said he'd received a number of complaints about the overgrown properties and had been able to contact the owners, after which the lots had been mowed.

Beautification Committee:

Lisa Conerly announced that the Yard of the Month for July had been awarded to Letch and Sandy Kline at 19332 Champion Circle.

Newsletter/Website:

Jim Faust said he had nothing to report at this time.

Social Committee:

Tyler Gentry said that the Fourth of July golf cart parade had been interrupted by a thunderstorm but that it was able to complete its route after the storm ended, with Bo and Anna Grace Tanner winning the prize for the best decorated golf cart. The next event, he added, would be held at the end of July or the first part of August, perhaps a pool party, for the neighborhood's children before they return to school.

New Business:

There was no new business.

Old Business:

1. Wayne said that Coast Electric should be on site in about two weeks to begin replacing streetlight bulbs but that it would be a slow process, as the burned-out bulbs would be replaced first, followed by the replacement of the old amber-colored lights.
2. Bradley Walker gave an update on the proposed installation of security cameras at both the main entrance at Windance Drive and the one at Highland Drive, reporting that the Arlo brand cameras could be purchased through Amazon, but because the SIM cards would not be included, they would have to be purchased separately. AT&T is a company that could work with the proposed system, he added. In addition, for about \$13 a month, video footage would be stored in the Cloud for thirty days and could be viewed in the event an incident occurred in the neighborhood which would require investigation. The total for the cameras and mounting equipment would cost about \$700, he said, with recurring costs of a \$13 monthly fee for video storage and about \$100 a month for the SIM/cellular service (since there is no wi-fi connection at the entrances). After some discussion, questions, and answers, with Wayne reminding everyone that the responses from a survey indicated the desire for security cameras in the neighborhood, the motion was made, seconded, and passed to proceed with the purchase and installation of these cameras.
3. Regarding the proposed pier, Wayne reported that he'd spoken to the engineer who said there had been a Supreme Court ruling within the past few weeks that may or may not affect this project. The engineer is meeting with both DMR and the Corps of Engineers to discuss creating a sand pier in lieu of a wooden one, after which he would give us a report to allow us to proceed with plans. When Marie Parker asked if that area could be cleaned up while plans for the pier are pending, the general consensus was that it would be less expensive to do the work all at once, when the pier is being created; that, since wetlands would be involved, a specialist may need to be consulted first; and that it would be best to wait for the engineer's report.

Adjournment:

Following a request by Wayne Miller for a motion to adjourn the meeting, and subsequent approval, he adjourned the meeting at 7:30.

The next meeting will be held at the clubhouse on Tuesday, August 8, at 6:30 p.m.

Respectfully submitted,

Kevan Brown, Secretary