

Windance Property Owners Association

Monthly Meeting Minutes

June 13, 2023

Location: Windance Country Club

The Board of Directors for the Windance Property Owners Association held its monthly meeting on Tuesday, June 13, 2023, at the Country Club. The following board members were present: Wayne Miller, Ann Moran, Tyler Gentry, Jim Faust, and Kevan Brown. Lisa Conerly attended via cell phone.

Community members in attendance were Tommie and Ron Yanik, Larry Duvernay, Harriet and Kenneth Moore, Clarise and Jim Soper, Anthony Weeks, Mike Minear, Earl Campbell, Natalie Leonard Jackson, Letch Kline, Mike Warstler, Dianne and Lester Denley, Marie Parker, and Sandy Hollis.

Call to Order:

President Wayne Miller called the meeting to order at 6:30 p.m., reporting that two board members (Bradley Walker and Mike Maley) were absent due to family and work obligations. Afterwards, he invited community members to ask any questions or voice any concerns.

Questions and Comments from the Community:

Harriet Moore, along with other residents, expressed a number of concerns, including deplorable street conditions; vacant properties not being mowed; dogs being allowed to run loose and attack other dogs and people, destroy property, and possibly spread diseases; speeding vehicles; and the need for new fire hydrants. She added that she had contacted a number of politicians, including Congressman Mike Ezell and the mayor of Gulfport, about the deterioration of the neighborhood's streets. It was suggested that residents continue to contact supervisors, congressmen, and other civil leaders about the unacceptable streets and other civil issues, and also that the WPOA should extend an invitation to supervisor Marlin Ladner to attend a meeting and perhaps listen to and address our interests and answer questions.

Other items of concern were the unappealing appearance of the utility boxes that had been installed in yards, over which the WPOA has no jurisdiction. However, Jim Faust related that when he made a recent call about these boxes and reported that there was a hazard, he got an immediate response.

Regarding the unkempt vacant properties, several board members explained that the ownership of the lots has possibly changed, making it difficult to find who is responsible for these tracts of land. Possible solutions included placing a lien on the properties or having the properties cut and

applying the cost of doing so to the owners' dues. Wayne said he would work with covenants chairman Bradley Walker to make sure these lots were taken care of.

Clarise Soper asked that Bradley Walker be asked to return a call she had made to him over three weeks ago.

Regarding the issues with dogs, Wayne and other board members reminded everyone that the WPOA has no recourse but that the best action is for residents to get photos and/or videos of the dogs and report offenders to Harrison County Animal Control, who would also shut down a "puppy mill," which one resident is suspected of running.

Regarding speeding vehicles, again, residents can write down or take photographs of offenders' license plates and report them to the sheriff's department. Other suggestions included installing rumble strips to discourage speeding and having the sheriff's department do a survey to determine where to place stop signs. Also, people were encouraged to report speeding utility and other professional trucks to their individual companies.

Adding additional fire hydrants or getting new ones is not a concern that the WPOA can address, as those are the responsibility of county utility services. However, the board and/or residents can inquire of these services if there is any plan for improvement or expansion in our neighborhood.

While mentioning utilities, Wayne said that Coast Electric was planning to start replacing streetlight bulbs in our neighborhood with brighter LED lighting.

After Tommie Yanik asked what, if anything, the WPOA could do to address some of the above concerns, Wayne assured everyone that Bradley Walker was working with residents who were in violation of covenants and had already "ironed out" several issues. He added, though, that the POA has no control over concerns of public service and safety. Residents were again urged to contact supervisors, law enforcement, and utility companies about these issues.

Everyone was reminded that political campaign signs are prohibited in the neighborhood and that any signs that remained up following warnings would be removed.

Lester Denley, a former board member, said he learned when he was on the board that inviting county supervisors, law enforcement, and other officials to board meetings and making them feel important was helpful in obtaining needed services to our neighborhood.

Ann Moran reminded the residents that vehicles parked on the roads, a practice that is prohibited by the covenants, were a detriment to emergency vehicles.

When asked if the POA has hired an attorney, Wayne answered that he had been meeting with one who would hopefully be hired before the next meeting.

Anthony Weeks reported that the front entrance is still having issues with pillars falling down and trash being left behind the hedges. He added that Sunshine, known around the neighborhood as "Mama Dog," had finally been captured and turned over to a nearby resident who runs a

rescue shelter. He also pointed out that fences on a couple of properties, including 19630 Champion Circle, where the pool is visible from the street, and 12343 Windance Drive, where the gate does not match the rest of the fence, continue to be a problem. In response, several board members said that the resident at the latter property was working on replacing the gate. Finally, after Mr. Weeks urged the need for updating the by-laws, which have not been changed since 1994, Wayne and Jim replied that there were plans to address this issue before the end of the year.

When Tommie Yanik asked about the status of plans for a pier, Wayne said he was waiting to hear back from the civil engineer and, failing that, we would look for another route. Jim Soper asked about using a piece of property that is/was apparently owned by Al Hopkins which Wayne said he would ask about.

Tony Weeks reminded the board to continue to post the signs around the neighborhood announcing board meetings a day prior to the meetings, saying that the higher attendance tonight was likely due to these signs.

Summary and Approval of April's Minutes:

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

Treasury Report:

Ann Moran, treasurer, said that the bank balance of the WPOA checking account had begun with \$63,750.49, with an ending balance, as of May 31, of \$62,621.77. The total in the savings account as of May 31 was \$30,102.35. She also expressed frustration over how the names of some property owners were still incorrect after several years, resulting in angry homeowners who have actually paid their dues but who have received notification to the contrary. Furthermore, she asked that newcomers to the neighborhood be told that escrow does not pay their WPOA dues during the closing process, and she requested that any residents who know of new residents inform her of their names and addresses.

Lake Report:

Mark Kettner said that since the previous problems with algae and weeds have not resurfaced, he felt confident that the lake would continue to remain clear this year. He went on to remind everyone that additional boats have been using the lake without decals and stressed the importance of letting these people know they need to contact him to acquire these decals. He also said that he would soon be overseeing the addition of shad, which was approved at a prior meeting.

Letch Kline mentioned a problem with beavers that had returned and were destroying a bulkhead and that Joey Jenkins was addressing the issue and had already removed one of the animals.

When Tommie Yanik asked if the budget for the lake had been exceeded this year, Mark assured everyone that expenses thus far have been within the budget. Ann Moran and Mark said that the budget was exceeded last year due to the excess algae and weeds, necessitating purchases of extra shad, fertilizer, and chemicals. Jim Faust complimented Mark on the job he was doing, comparing the lake with others in close proximity that look unsightly.

Architectural Report:

Jim Faust had three requests for new structures: Screened-in patios at the homes of Lisa Conerly (14832 Calcutta Drive) and Michael Warstler (19419 Champion Circle); and additions to Letch and Sandra Kline's property at 19332 Champion Circle that include an outdoor kitchen, enclosed porch, metal roof, lap pool, pavilion, cabana/man cave, seating, and decking. All three requests were approved.

Covenant Committee:

In Bradley Walker's absence, Wayne Miller said he would address with Bradley issues that were brought up earlier in the meeting and have follow-up reports to present at the next meeting.

Beautification Committee:

Lisa Conerly awarded the Yard of the Month to Nick and Sandy Hollis at 19393 Windward Cove.

Newsletter/Website:

Jim Faust said he had nothing to report at this time but would definitely have a report at the next meeting.

Social Committee:

Tyler Gentry, social committee chairman, said that he was going to contact the golf course to begin planning a barbecue/cookout-type event to be held on or around July 4. Wayne asked those in attendance to send any ideas about the event to Tyler via email.

Jim Faust and Mark Kettner said they had extra American flags, which had been placed beside all residents' mailboxes for Memorial Day, if anyone had lost one during the recent high winds, so the flags could continue to be displayed through July 4.

New Business:

There was no new business.

Old Business:

Wayne said that Bradley Walker had looked into the cost of the cameras that were being proposed for installation at both the main and Highland Drive entrances. The cost of each camera would be \$263 apiece, with a \$50 charge for each charging cord, a monthly service fee of \$100 each, and iCloud service for \$12.99 for an unlimited number of cameras. Jim Faust recommended that there be two cameras at each entrance to record both ways. After Tyler Gentry suggested the board vote on this decision at the next meeting, someone asked who was going to be monitoring the video feeds. Wayne replied that while this was a decision that still needed to be discussed with Bradley, there would be no 24/7 monitoring. Instead, the recorded videos, which would be kept in the iCloud for 30 days, would be used in case an incident occurred that required examination and possible reporting to law enforcement.

Secretary Kevan Brown reminded all those in attendance to be sure to sign the attendance sheet.

Adjournment:

Following a request by Wayne Miller for a motion to adjourn the meeting, and subsequent approval, he adjourned the meeting at 7:27.

The next meeting will be held at the clubhouse on Tuesday, July 11, at 6:30 p.m.

Respectfully submitted,

Kevan Brown, Secretary