

Windance Property Owners Association

Monthly Meeting Minutes

March 14, 2023

Location: Windance Country Club

The Board of Directors for the Windance Property Owners Association held its monthly meeting on Tuesday, March 14, 2023, at the Country Club. The following board members were present: Wayne Miller, Lisa Connerly, Ann Moran, Tyler Gentry, Mark Kettner, Jim Faust, Bradley Walker, and Kevan Brown.

Community members in attendance were Jim Soper, Roy Craig, Mike and Linda Minear, Trinity Gentry, Anthony Weeks, Mark White, Frank Faust, Jennifer Sharpe, Jacob Hunter, Sandy Hollis, and guest speaker Ben Benvenuti.

Call to Order:

President Wayne Miller called the meeting to order at 6:30 p.m., after which he introduced guest speaker, Ben Benvenuti, an engineer from Covington Civil Environmental Engineering, who discussed what building a pier on Lake Adams would entail.

Mr. Benvenuti distributed a rough rendering of where the pier would be located (adjacent to the parking lot) and how it would look. The highlights of his presentation included the fact that the pier would be allowed to traverse the wetlands but could not be any wider than six feet, must be six feet above the water, and could not exceed 2,000 square feet. Since the pier could also not take up more than 25% of the water, the structure would be a "T" shape which could also include a kayak launching station with berthing slips. A specific permit process would require a survey and then approval by a number of agencies, including the Department of Marine Resources and the Corps of Engineers. The entire process, once submitted, could take as few as forty-five days or as long as six months, all for a cost of about \$12,000. Once granted, a permit is valid for five years.

Some members of the community asked questions and made remarks, one of which was posed by Anthony Weeks, who said that when his wife had been on the board over two years ago, she had presented a proposal regarding a pier and was told by an official at the Island View Casino and Resort that the Island View would pay for half the cost of installing a pier. Wayne replied that this was an issue that would have to be discussed directly with the Island View to determine if that offer was still valid.

When Frank Faust inquired if the pier would have a sitting area, handrails, and so forth, Mr. Benvenuti said that those features, along with handicapped access and other amenities, were all possible. It was also mentioned that some dredging, which would require additional funds,

might be necessary. However, a survey would have to be completed to determine if dredging would be needed and how the wetlands vegetation might be impacted.

Mark Kettner asked Mr. Benvenuti for a ballpark figure of what the entire process and construction might cost. Based on current costs, he said, it would be around \$100,000. There was some discussion about less expensive alternatives, like adding sand instead of a pier or using a floating dock or a landing, all of which would still require inspections by environmental regulators.

Questions and Comments from the Community:

Following Mr. Benvenuti's presentation, Wayne Miller opened the floor for any issues the attendees wanted to discuss.

After someone asked if the board planned to start working on updating and revising the covenants, Wayne responded that this issue was something the board was planning to examine and that it would be a multi-phase solution that would require having an attorney and holding a neighborhood-wide election.

Mark White complimented Mark Kettner, lake committee chairman, on how clear the lake was looking and thanked him for his hard work.

Summary and Approval of February's Minutes:

Kevan Brown, secretary, reported that the minutes from February'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.

Treasury Report:

Ann Moran, treasurer, said that in February the association had \$46,435.47 to begin the month and that \$10,200 had been deposited. She added that the checks written totaled \$2,107.29, leaving a balance of \$54,528.18 but that several checks had still not cleared. The balance in the savings account, which earned \$5.76 in interest, was \$30,075.72.

Lake Report:

Mark Kettner said the fish looked good, especially the bass, and he encouraged people to fish for them, to keep bass that are 13 inches or smaller, and to throw the larger ones (14 to 18 inches) back into the lake.

Architectural Report:

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

Beautification Committee:

Vice president and beautification committee member, Lisa Connerly, announced that 19640 Champion Circle, owned by Eric Alexander, had been named Yard of the Month for March.

Newsletter/Website:

Jim Faust, chairman, said he had no report. However, Kevan Brown asked if Jim wanted an introductory biographical paragraph from each board member to be published in the next newsletter, explaining that the information she had already gathered from the board was a list of accomplishments each member or committee had achieved in 2022, which would also be published in the forthcoming newsletter. Letch Kline, former board member who is continuing to work with the newsletters, had asked for additional, personal information about each board member. When Wayne agreed to that idea, Kevan suggested that everyone send their entries to Jim and that, if asked, she would be happy to proofread and edit any of those.

Social Committee:

Tyler Gentry, social committee chairman, said his committee was planning another Easter egg hunt to be held on either April 1 or April 8, followed a few weeks later by a crawfish boil, and that he would share that information with the community as soon as he had confirmation of those dates.

Covenant Committee:

Covenant committee chairman, Bradley Walker, reported two complaints since the last meeting, one being a window unit, which he said had been addressed and complied with. The other concerned a dog that had been defecating in neighbors' yards and that, if the issue was not resolved, the dog's owner would again be reported to animal control officers. After Anthony Weeks asked about the broken gate at 12324 Windance Drive, which has been a problem for two years, Tyler Gentry said that it was in the process of being repaired. When someone mentioned that the new gate did not match the existing fence, Wayne suggested to Bradley that it might need to be inspected.

New Business:

After Kevan Brown asked if board members wanted to stay after the meeting to have their photograph taken for the newsletter, it was decided to wait until the April meeting when Mike Maley, who was working and unable to attend, could be present.

Old Business:

Kevan asked if Anthony Weeks could share the name and contact information of the person at Island View who told his wife Kris two years prior that the casino and resort would pay half of the cost of building a pier, that perhaps the board should ask that person if his or her offer was still valid. Mr. Weeks agreed to give that information to Kevan.

When Lisa asked about the progress of finding an attorney to represent the WPOA, Wayne replied that, since the last meeting, he had spoken to two who were not interested but who had given him the names of two others who specialize in homeowners' associations. He said he hoped to have more information about this concern to report at the next meeting.

Wayne gave an update from having spoken to Coast Electric regarding the replacement of all streetlights, stating that they should have a report for him to share at the April meeting.

Ann Moran reminded everyone that April 1 is supposed to be the cut-off date for paying dues for 2023 and that any property owner who has not paid dues for two years by that date is supposed to have a lien put on that home. However, she felt that because the WPOA still has no attorney, the approximately twenty owners who are in arrears should be given until August 1 to pay. In 2024, she added, the original date of April 1 should once again be the deadline. The motion was made to accept Ann's proposals, was seconded, and passed.

Bradley Walker reported that he had checked into purchasing and installing security cameras at the main and Highland Drive entrances and that the best option was from a company called Arlo because they offered cameras that could operate without a wi-fi connection, a service not available at the entrances. With the need for two cameras at the main Windance entrance and one at the Highland entrance, at a cost of about \$250 each, with a first-year plan including video that would be available for thirty days at about \$100, the total, including hardware, would cost around \$1500. After the first year, the fees would be basically \$100 per year, plus fees for cellular service since each camera would contain a SIM card. Bradley expressed concern that none of the cell phone services that Arlo offers (T-Mobile, US Cellular, and Verizon) work particularly well in our neighborhood. He did add that he would check if Arlo could work with AT&T and report on their answer at the next meeting.

In response to a question about how long flags placed by fiber optic cable companies were allowed to remain in place, Wayne asked Tyler Gentry to elaborate. Tyler said that if the companies left flags in a yard for more than fourteen days following the completion of their work, the homeowner may remove them.

When Anthony Weeks asked about the “continuity books” that he has recommended each board member create to hand to his or her successor, Wayne assured him that this was an issue the board plans to address during this year.

In addition, Mr. Weeks mentioned having reported at last month’s meeting the eyesore created by cable boxes that had been left in his yard by various companies. Following his explanation that his landscaper had designed a lattice fence with greenery to conceal the boxes from view, he asked if he had permission to have that structure built. Several board members asked Tony to submit a drawing and proposal to be evaluated by the architectural and covenant committees. He also asked if he needed permission from the board to place rocks in his front yard near the street to deter cars and golf carts from driving through the yard, adding that Harrison County had already given him permission to do so. Wayne replied that if Harrison County had given its approval, there was nothing to stop Mr. Weeks from having the stones installed.

After Jennifer Sharpe asked about borrowing the key to unlock the gate to gain access to the lake, Mark Kettner told her he had the key and would speak to her after the meeting about using it.

Adjournment:

Following a request by Wayne Miller for a motion to adjourn the meeting, the motion was made, seconded, and passed, with dismissal at 7:07 p.m.

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

Respectfully submitted,

Kevan Brown, Secretary