

## **Windance Property Owners Association**

### **Monthly Meeting Minutes**

**May 9, 2023**

#### **Location: Windance Country Club**

The Board of Directors for the Windance Property Owners Association held its monthly meeting on Tuesday, May 9, 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 Russ Brown, Jim Soper, Mike Minear, Ken and Harriet Moore, Buddy and Norma Bond, Anthony Weeks, and Glennis Wasserman.

#### **Call to Order:**

President Wayne Miller called the meeting to order at 6:30 p.m., reporting that two board members (vice president/beautification co-chairman Lisa Conerly and lake committee/beautification co-chairman Mark Kettner) were absent due to work obligations. Afterwards, he invited community members to ask any questions or voice any concerns.

#### **Questions and Comments from the Community:**

Mike Minear asked when the person who was supposed to speak about the pier installation would be attending a board meeting. Wayne answered that Ben Benvenuti, who gave a presentation at a meeting two months ago, was currently tied up with other projects but that he and Tyler Gentry would be sure to speak with him about giving us an update on ideas concerning this proposed project. After Jim Soper added that one of the suggestions was having a sand structure installed instead of a wooden one, Wayne agreed that this was one of the choices and promised he would contact Mr. Benvenuti for updates.

#### **Summary and Approval of April's Minutes:**

Kevan Brown, secretary, reported that the minutes from April'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 the bank balance of the WPOA checking account had begun in April with \$59,487.72 but was \$63,750.49 as of April 30 after receiving money for boat decals and dues, equaling deposits of \$6,425.13, and after expenses equaling \$2,158.36. She added that the balance in the savings account was currently \$30,092.12. When she mentioned that there should be enough money for replacing all the streetlights in the neighborhood, Wayne Miller said that the bulbs were going to be more expensive than what had been expected and that they were on backorder.

**Architectural Report:**

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

**Covenant Committee:**

Covenant committee chairman, Bradley Walker, reported that he had received a couple of complaints that had apparently been resolved. In response to prior complaints about the gate at 12324 Windance Drive, he had spoken with the resident who told him that the new gate, which does not match the rest of the fence, was temporary because a matching gate was on backorder. Furthermore, the resident said that should the replacement gate not be available, he would submit plans for an entirely new fence for approval by the architectural committee.

**Beautification Committee:**

With both co-chairmen Lisa Conerly and Mark Kettner away, there was no report at this time.

**Newsletter/Website:**

Jim Faust, chairman, said he would be discussing the newsletter with Letch Kline later this week, reminding board members who had not yet done so to submit their autobiographies as well as photographs of themselves.

**Social Committee:**

Tyler Gentry, social committee chairman, said that about 100 people attended the crawfish boil that was held on Sunday, April 30, with 300 pounds of crawfish, along with "all the fixings," being served, and that the pool was open for use during that time. The next event, he said, would probably be held on or around July 4.

### **Lake Report:**

Although Mark Kettner was away, Wayne Miller read aloud the email Mark had sent to the board regarding the lake, which reported that the overall water condition was continuing to be clean/clear without any indication of the algae problem prevalent over the past two years. He noted, however, that as warmer months arrive, he will be watching to see if this situation changes.

Mark also said that, due to recent warm weather, he had noticed more people boating on the lake, a number of whom were not displaying the required decals on their boats. While he has addressed a number of these people personally, he has been unable to reach every single one. He therefore asked that anyone who sees someone on the lake without a decal, he or she should direct those boaters to Mark for a decal.

Finally, in lieu of buying and distributing fertilizer this year, Mark requested the approval for \$2,000 for the purchase of 10,000 threadfin shad as bait fish for the bass. Jim Faust moved that the board approve this expense, and after the motion was seconded, the board voted its support.

### **New Business:**

Ann Moran reported that she had received a phone call from a gentleman who said that after he'd fished for a number of hours from the dam, which he had received permission to do, he found that his car was missing. He subsequently learned that his car had been towed, an event that, to no one's knowledge, had ever occurred in Windance before. A brief discussion followed about where the man had parked and whether he had parked in an area that infringed on someone's private property. Apparently, he had parked across the street from a resident's home, but no one was certain if that was private or public property, nor was anyone sure who was responsible for having the man's car towed.

### **Old Business:**

Regarding the ongoing need for an attorney for the WPOA, Wayne Miller reported that he had spoken to Myles Sharp, who specializes in handling HOA and POA organizations. Wayne expressed the need for meeting with Mr. Sharp prior to June's board meeting to discuss our concerns and needs with him.

Ann Moran announced that she had mailed letters to property owners who still owed past due dues, informing them that, since there is currently no attorney, no liens would be filed on their properties until August 1.

When Jim Faust asked for an update regarding the proposal to install security cameras at both entrances, Bradley Walker answered that he would be addressing that issue after another one to two weeks.

**Adjournment:**

Following a request by Wayne Miller for a motion to adjourn the meeting, and subsequent approval, he adjourned the meeting at 6:43. However, an informal conversation between residents and board members ensued, including what the number of current property owners is (315, according to Ann Moran), with only 8 vacant properties still available (also according to Ann); and the fact that Windance dues are much lower than those of most other comparable neighborhoods on the Gulf Coast. The board was then asked to introduce themselves to the residents who were new to the meetings, after which remarks were made about the dangers of persistent speeding in the neighborhood and unlicensed children driving golf carts. When a discussion developed about when and if Windance could expect to have roads repaved, Wayne explained that, according to the county road manager, there is currently no plan and no budget for such a project, suggesting that we extend an invitation to Harrison County supervisor Marlin Ladner to a future board meeting for a discussion over this concern. When asked if signing a petition for repaving our neighborhood roads would be helpful, Wayne said that an email to Mr. Ladner (at [cmladner@co.harrison.ms.us](mailto:cmladner@co.harrison.ms.us)) from each Windance resident might be more effective. Before the impromptu session ended around 6:55, Wayne alerted everyone of the impending construction, to be started in 2-3 months, at the intersection of Landon Road and Canal Road, which will not be completed for at least a year, emphasizing the traffic difficulties that this project would create during that time period.

The next meeting will be held at the clubhouse on Tuesday, June 13, at 6:30 p.m.

Respectfully submitted,

Kevan Brown, Secretary