

Windance Property Owners Association

Bi-Monthly Meeting Minutes

Date: December 10, 2025

Time: 6:35 PM

Location: Clubhouse

CALL TO ORDER

The meeting was called to order at 6:35 PM.

QUESTIONS & COMMENTS FROM THE COMMUNITY

- Mr. DuVernay reported Great River workers were in his yard locating the water line for meter placement
 - Windance West has meters in some water boxes, currently used only to track usage
 - Tyler will reach out to his contact at Great River to determine:
 - Whether the neighborhood will remain on a flat rate or move to metered billing
 - Whether a petition is needed, regarding the meter usage/billing
 - A previous utility bill stated metered usage may begin in 2027
 - Residents discussed aging infrastructure and the lack of regulatory oversight over Great River
 - Depending on Tyler's findings, an online petition may be created
 - Tyler will follow up and report results on Facebook and the website
- Residents expressed concerns about AT&T, C Spire, and other utilities running fiber through the neighborhood without notice
 - Work is permitted, limiting WPOA authority
- Some residents received a letter in the mail from the Harrison County Zoning Administration regarding a public hearing set for 12/18/25 @ 5pm for the purpose of considering a map amendment to the Zoning District Map and Conditional Use Permit

- The request is to change the zoning district for the purpose of developing a 90-lot single family residential subdivision located on the land beside the 9th hole and the driving range
- A copy of this letter was scanned and posted on the WPOA Facebook page.
- All neighbors are encouraged to attend the hearing to voice their concerns about 90 more homes being added to the neighborhood
- Multiple neighbors mentioned their concerns about adding this new 90-home neighborhood and how our water and sewage would be impacted
- Concerns were also mentioned about 90-homes and the traffic it would bring on Windance Drive and throughout the neighborhood
- The hearing on 12/18/25 will be held in the Board of Supervisors Meeting Room on the first floor of the First Judicial District Courthouse located at 1801 23rd Avenue in Gulfport
- Discussion about dark areas, specifically on corner of Champion Circle and Windance Drive were mentioned
 - Additional lighting is difficult because certain poles/locations belong to the County or golf course
 - Entrance decorative lights are aging and may need replacement soon

TREASURY REPORT

- AT&T final contract termination: approx. \$52.94 (now paid)
- Taxes on WPOA-owned property have been paid
- \$900 for the storage unit has been paid
- Awaiting the annual billing from the post office
- Approximately 55 homeowners have not paid 2025 dues
- Nine households owing ~\$600 each (3 years delinquent) will receive liens
- Current balances (full November financial report posted on WPOA website):
 - Checking: approx. \$42,000
 - Savings: approx. \$40,000
- January expenses will significantly reduce balances

- Our MailChimp service has been paid for but unused for years; recommendation is to cancel
- General discussion on which homes have sold quickly, and which remain listed due to high pricing
- Mrs. Ann stated she will not run for the board again and will rotate off the Board in January

SUMMARY & APPROVAL OF OCTOBER MINUTES

- October minutes were previously approved by the board and posted to the WPOA website

LAKE COMMITTEE

- No report

ARCHITECTURAL COMMITTEE

- No new submissions

BEAUTIFICATION COMMITTEE

- November Yard of the Month was awarded to Bruce & Becky Layton at 19520 Champion Circle
- Board recommends selecting December winner while Christmas decorations remain displayed

NEWSLETTER/WEBSITE

- No new updates

SOCIAL COMMITTEE

- WPOA meets again on Thursday, January 29, 2026, for the annual meeting
 - Food provided, 2026 dues collected, Board elections (three vacancies to fill)

OLD BUSINESS

Members with terms ending in January 2026:

- Ann Moran – Treasurer
- Mike Maley– Board Member
- Bradley Walker—President

- Residents interested in serving on the board should notify Emily Thomas (via email @ ezthomas926@gmail.com) and post a short introduction on Facebook
- The board proposed waiving the annual WPOA dues for active Board members
 - Concerns discussed:
 - Need for participation requirements and attendance thresholds
 - Must be added to bylaws and recorded legally
 - Decision: Discussion tabled until after the new Board is elected and guidelines can be drafted

NEW BUSINESS

- Annual meeting will be held on January 29 @ 6pm at the Windance Country Club--- dinner will be provided, three new board members will be elected, and 2026 dues will be collected
- No Christmas event for 2025 due to time constraints

MOTION TO ADJOURN

A motion was made and seconded.

Meeting adjourned @ 7:13pm

TERMS OF BOARD MEMBERS:

- Mike Maley, Ann Moran, Bradley Walker---January 2023-January 2026
- Dee Enroth, Jim Faust, Emily Thomas---January 2024-January 2027
- Tyler Gentry, Chris Ondatje, Paul Rhodes---January 2025-January 2028