

Swan Lake Estates HOA Meeting Minutes

April 16, 2026 – 7:00 PM

Board Members Present

- President: Rich Hennequant
- Lake Maintenance Director/Secretary: Tiffany Gheesling
- Communications Director: Tom Burt
- Dawn Nelson
- Ethel Marie Broadnax-Smith

Meeting Overview

The meeting was called to discuss community improvements, 2026 goals, and the Swan Lake Estates HOA budget.

Previous Meeting Minutes

The previous meeting minutes were reviewed and approved by all members present.

Financial Report

The board reviewed the HOA finances, including expenditures and current account balances. At the time of the meeting, the HOA account balance was **\$76,346.75**.

HOA Dues and Collections

The board discussed HOA dues, collections, and lien updates. There are still residents with unpaid assessments at this time. The board reviewed the bylaws and covenants stating that HOA dues are mandatory. At the time of the meeting, the board was awaiting legal counsel to provide supporting documentation. Since then, the HOA has received legal documents confirming the mandatory HOA assessments.

Community Projects and Improvements

- Beach house renovations
- Installation of security cameras
- Transitioning the gate locking system from GeoKey to Egee Touch
- Volunteer Day planning
- Community 4th of July event

Resident Concerns and Questions

The floor was opened to residents for questions and concerns. Residents asked questions regarding the new locking system and the mandatory HOA assessments.

The board explained how the new locking system would operate and noted that residents without smartphones would have the option to use a card or key fob for access.

The board also discussed delinquent accounts and explained the order of enforcement actions and violations related to unpaid assessments.

Adjournment

The meeting was adjourned at 7:30 PM.