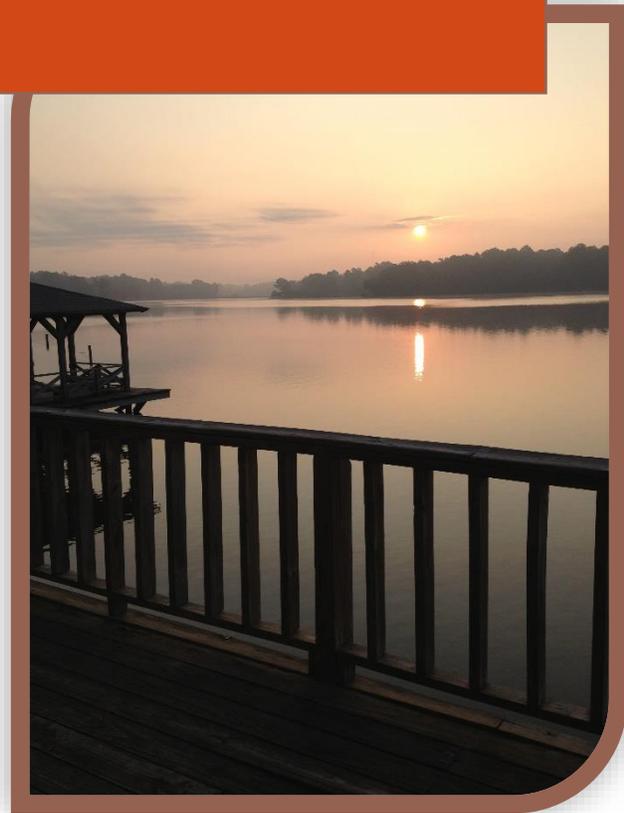


Lake Serene Property Owners Association, Inc.  
2018 Annual Report  
March 22, 2018



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## Agenda

Invocation – **Joe Simpson**

Introduction of Board Members – **Joe Simpson, President**

Approval of Last Annual Meeting Minutes – **Lisa Jordan, Manager**

Finance Committee Report – **Pat Douglas, Treasurer**

Lakes and Dams/Fisheries Report – **Barry Pessoney**

Election Results – **Warner Boortz**

## Directors

Cathy Williams – 2018

Pat Douglas– 2018

Joe Simpson – 2018

Warner Boortz – 2019

Peggy Moore– 2019

Barry Pessoney – 2020

Bryan Giles – 2020

Tony Shifalo - 2020

## Board of Director's Report

Your Board of Directors welcomes you to the 2018 Annual Meeting of the Lake Serene Property Owner's Association, Inc. We appreciate your interest and support of the association and hope you will continue to help us make Lake Serene a better place to live and enjoy.

The lakes, common property, and recreational facilities are cared for and maintained by the nine-member board of directors and the LSPOA manager. Board members are all volunteers and are elected by the members. They donate their time and talents for the good of the community.

Special recognition and sincere appreciation to the members of the board whose three-year term has expired: Joe Simpson, Pat Douglas, and Cathy Williams. They have worked extremely hard to improve the common properties of Lake Serene. I would also like to recognize Matt Beavers and Dennis Webster for their outstanding contributions to the board.

Some of our major accomplishments in the past year were:

- Completion of the walkway at the Balboa spillway
- Replaced the liner in the Oak Grove Dam discharge pipe
- Replaced the pier at the North Lake boat ramp
- Repaired and replaced the back deck of the clubhouse to the gazebo

- Working to resolve the legal matter of LSPOA vs Bush Construction.
- Pending legal matter of LSPOA vs Tanner Construction
- Pending legal matter of review of LSPOA Charter, By-Laws, and Protective Covenants
- Pursuing legal avenues regarding the Crechale property development on Highway 98
- Repaired pier on Stump Lake
- Provided gravel and Geo-Cloth to create fish habitat/beds for all Lake Serene homeowners
- Began the restocking of Oak Grove Lake and Stump Lake
- Created fundraiser with proceeds earmarked to Fisheries Fund
- Installed Private Property/Owner signage throughout the common properties
- Improvements to the Lake Serene Clubhouse
- Budgeted funds for updates to entrances and entrance signs on Highway 98
- Continued general maintenance of all common properties, facilities, and lakes.

I would like to thank Lake Serene Property Owners Association members and the board for allowing me to serve as president for the year 2017-2018. The Board of Directors needs your continued support and prayers as we move into another year, and we thank each of you who have contributed to making Lake Serene a better place to live.

Respectfully Submitted,  
Joe Simpson, President  
LSPOA Board of Directors

## **Fisheries Report**

We are excited to begin enhancing the Fisheries within our community. Special thanks to those of you who contributed to Fisheries. Our gun raffle has helped create funds that will remain earmarked for Fisheries. Additionally, thanks to the LSPOA board who pitched in with budget dollars towards Fisheries.

We would like to outline short term goals and usage of funds to begin a continued effort towards enhanced fisheries.

- Stocking: We have attempted to gather information on current population balances with everything from electroshocking samples conducted by Mississippi Department of Wildlife, Fisheries, and Parks (MDWF&P) seine samples, rough estimates lost fish, and conversations with anglers. The short answer is NOBODY knows with precision the current population balance and fisheries dynamics. Furthermore, our lakes have undergone strain with necessary repairs. Beginning

with the Oak Grove Lake, we propose a complete stocking of fish with correct numbers and ratios. Although there are remaining fish within the lake, providing the lakes with a “Kickstart” or “Reboot” is an acceptable practice within Fisheries Biology. Additionally, new genetics and fish, free from stunting potential, will help create an improved Fishery. Some of the newly stocked fish will be predated. However, by stocking with new fish, we stand our greatest chance for a healthy and balanced fishery. We have received an excellent quote on cost of total stocking of the Oak Grove Lake from Slade’s (Lumberton, MS) hatchery at approximately \$10,500. We plan Stock Oak Grove with the Bluegill/Shellcracker first, and follow approximately 6 months later with the Largemouth Bass. The Stump Lake should also be considered with additional stocking. Again, although we don’t precisely know the current population and balance, we are considering stocking this lake with exactly half of the original stocking numbers. A typical stocking for new lakes consists of 500 Bluegill/Redear combination/acre and 50 bass per acre. Stump lake, with influence from both Oak Grove lake and Ski lake, as well as a seemingly more populated fishery, would benefit from stocking with ½ the original rates (e.g. 250 bluegill/redear/acre and 25 bass/acre. New genetics and fish not predisposed to stunting would improve the fishery. This Cost would be approximately \$6,500.

- Adding an increased forage base to Ski Lake and North Lake by adding threadfin shad would help increase forage and consequently add growth to bass. Shad are expensive and short lived; however, shad do have an immediate effect and increase forage for bass. A load (10,000) of shad is approximately \$2,000. Depending on available funds, we could consider adding “loads” of shad.

Stocking is taking a front seat simply because stocking fish is time sensitive and best done before population dynamics become too unbalanced.

- Other management plans include the addition of lime to Lakes. Liming is an excellent way to improve water quality and provide the basis of the food chain for our lakes. Liming can range anywhere from \$50 to \$100 per acre, depending on the quality of lime. There have been concerns about what lime will do to the ski lake and causing a green color to the water. It is unlikely that any of our lakes, especially the ski lake, will maintain a phytoplankton (algae) bloom for prolonged periods. If we begin to implement liming to our lakes, we could consider using Fisheries Funds to purchase our own stripped-down pontoon boat for distribution. Rental of loading equipment (front end loader with extension) would be necessary; however, becoming more self-sufficient would pay dividends down the road.

These are examples of our plans as a start. We will be developing more as we move forward with a lake draw down rotation, fish sampling, and other improvements.

Often, the most difficult aspect of MANaging a Fishery are the first three letters. Ten people are almost certain to have ten different ideas. We have made good faith efforts to make scientific, fair and sound decisions regarding the Fiscal responsibility of managing the Fisheries Funds. We would like to thank you for your support, and we hope to enhance the Fisheries to be enjoyed by all.

- 2017/2018 Fisheries improvements

On February 27, Slade's Hatchery delivered 52,000 (300 bluegill/ 200 shellcracker) to the Oak Grove Lake and 25,000 advanced bluegill/redear to Stump lake. Largemouth bass will be added to Oak Grove and Stump in May or June, with the vast majority of bass being added to the Oak Grove Lake. Stump Lake will receive a small number of Florida Bass for improved genetics.

5 loads (16 yards) of pea gravel was made available and used in both Ski and Stump Lakes with Geotextile placed to maximize gravel usage. Two areas along the Oak Grove boat launch/courtesy pier were developed for improved fisheries available to both boat and bank anglers. And two bream bedding areas were constructed along the pavilion area of the Stump Lake.

Approximately 6 brush-top habitats were added to the North Lake area within easy access for all users.

The predominant weed growth on the edges of East Lake was identified as *Bacopa caroliniana* (Lemon bacopa), and we will be spraying to prevent further invasive nature. Managing the East lake, as well as other smaller lakes, is difficult without boating access. However, we try to be fair and attempt to improve fisheries and enjoyment for all the lakes.

Sincerely,

Barry Pessoney

USDA/NRCS Wildlife and Fisheries Biologist

### Manager's Report

There were 22 property transactions in 2017, as compared to 20 in 2016. During 2017, 558 supported the association with their membership. We appreciate you! The clubhouse was rented 30 times and the pavilion 30 times. The month of April will be

closed to clubhouse rentals as it undergoes renovations. To book either, please call the clubhouse at 601-264-3765. The office hours are 7:30 to 3:30 Monday through Friday.

The easiest and fastest way to communicate with the membership is through email. If you have not established this form of contact with the office, you are encouraged to do so. All you have to do is send a quick email asking to be added to the list. You can send your request to [lakeserene@gmail.com](mailto:lakeserene@gmail.com).

Lake Serene POA has a Facebook group located at <https://www.facebook.com/groups/lakeserene/>. This is a great way to communicate with neighbors, share photos, ask for help, sell boats and other items, etc.

The Lake Serene Website is located at [www.lakeserene.org](http://www.lakeserene.org) and is yet another way to plug into your neighborhood association. There you can find the Lake Serene Property Owners Association Protective Covenants, Charter, By-Laws. Building permit application and specifications, along with other membership information.

Respectfully Submitted,  
Lisa Jordan, Manager

### **Building Committee Report**

There were 42 building permits issued since March 2017.

Construction, Repair or Replacement of Docks, Boathouses, or Seawalls – 10

Construction, Repair or Replacement of Carports & Garages – 2

Construction, Repair or Replacement of Outbuildings & Sheds – 2

Addition to or Expansion of Existing Dwelling – 3

Construction, Repair or Replacement of Patios & Decks – 4

Landscaping – 2

Fencing – 6

Pool – 1

Septic – 5

Paving – 4

Re-Roof – 2

Dwelling – 1

Respectfully Submitted,  
Cathy Williams, Chairperson  
LSPOA Building Committee

### **Lake Serene Women's Club**

The Lake Serene Women's Club meets every third Thursday of the month at 6:00 p.m. at the Lake Serene Clubhouse. The next Women's Club Rummage Sale is scheduled for

April 14, 2018. You may begin dropping small items at the clubhouse now and larger loads of items beginning April 2. Please consider donating gently used, good quality items to be sold at the sale. No clothing, please. This is one of the Women's Club biggest fundraisers for the year. Funds raised through these activities go back into the beautification of Lake Serene. You are encouraged to become a member of the Women's Club and help update and improve our wonderful neighborhood amenities, plan fun and exciting community events, and get to know this fabulous group of women who reside in Lake Serene!

