

The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes
March 11, 2025

The following meeting minutes reflect the actions taken by the Board of Directors of the Lakes of South Shore Harbour C.A. Inc. (the "Association") at the regular meeting of the Board conducted on February 11, 2025, the "Board Meeting"), via Zoom.

IN ATTENDANCE

Representing the Members of the Lakes of South Shore Harbour C.A. Inc. were the following Board members:

Valerie Anderson
Vicki Funk
Robert Sterner
Paul Winton
Alfred Donaldson

Representing Spectrum Association Management, LP was Community Manager Jessica Jacobs & Tiffany Sandford (Executive Session Only)

EXECUTIVE SESSION

The Board of Directors reviewed the February legal status report. No action was taken.

The Board of Directors reviewed the aging report and approved to escalate the following accounts to legal for further escalation if not corrected: 8934 [REDACTED], 8935 [REDACTED], 8935 [REDACTED]

Motion to approve: Alfred, Second, Paul. All approve. 5/5

The Board of Directors reviewed the violation report and approved sending the following accounts to legal for further escalation if not corrected:

8934 [REDACTED] - Fence
8934 [REDACTED] - Fence

Motion to approve: Vicki, Second, Paul. All approve 5/5.

The Board of Directors discussed when and where to have their budget meeting. A time and date were agreed on.

DETERMINATION OF QUORUM

A quorum of the Board of Directors was announced, and the board meeting was called to order at 7:06 p.m.

AGENDA APPROVAL

A motion was made to approve the agenda. Motion to approve – Valerie, Second – Rob. all approve. 5/5.

MINUTES APPROVAL

The Board of Directors reviewed the minutes of the Board Meeting held on February 11, 2025, and a motion was made to approve the minutes with no changes.

Motion to approve – Valerie, second – Rob. 4/5 Approve. Alfred abstained due to absence.

FINANCIALS

The board and homeowners were presented with the financials for January 2025.

GENERAL BUSINESS

Landscaping/Irrigation:

The Board of Directors reviewed two proposals for landscape enhancements to the pool and front flowerpots. They deferred discussion to include the landscaping committee in the decision-making process.

The Board of Directors reviewed a proposal from TexScapes to make an irrigation repair and had some questions. A decision has been deferred until those questions have been answered.

Concrete Fence Repairs:

The Board of Directors were presented one proposal to replace the concrete fencing on the West side of South Shore Blvd for \$77,725. The Board deferred discussing the concrete fence until further notice.

Tree Replacement

The Board of Directors discussed potentially replacing some trees that were damaged during Hurricane Beryl. The landscape committee plans to meet to come up with a plan and obtain proposals.

New Business:

Pool House Gate Repair:

The Board of Directors were presented with 3 proposals to repair the gate at the pool house. They approved proposal #1279 from HSR totaling \$1375.00.

Motion: Rob, Second, Valerie. All approve. 5/5

Parking Lot Restriping:

The Board of Directors was presented a proposal to restripe the pool parking lot. Further discussion has been deferred until April to collect 2 more bids.

Pool Signs:

The Board approved to order replacement pool signs with the stipulation that they are able to review the proofs before ordering.

Pool House Screen Replacement:

The Board of Directors were presented with a proposal to replace the screen in the atrium in the pool house. Further discussion has been deferred until April.

Pool Hex Table Addition:

The Board of Directors reviewed a proposal to add an addition hexagon picnic table to the pool area. They requested two additional proposals.

Christmas Light Display 2025

The Board of Directors reviewed the renewal contract from Tis the Season. No changes were requested.

MUD UPDATE: Mrs. Pratt provided an update on the Austin Lake bulkhead project and other MUD related topics.. They are projecting the completion of the bulkhead by the end of April. They discussed that the maintenance agreement between the HOA and the MUD is not yet completed but is in progress and confirmed the annual lake walk for the 10:00AM on April 5th. They will be replacing the bench that was damaged and requested an invoice for replacement be sent to them.

REOPEN TO EXECUTIVE SESSION

The Board of Directors were presented the comparison chart for three landscape maintenance companies. They requested to see if TexScapes would do a 3-year contract with their current rate locked in.

MEETING ADJOURNMENT

Meeting was adjourned at 8:16 PM

NEXT MEETING DATE

The next meeting will be held on Tuesday, April 8, 2025

Alfred Donaldson
Alfred Donaldson (Apr 11, 2025 16:49 CDT)

LOSSH Representative

Jessica Jacobs

Spectrum Representative

04/11/2025

Date