

The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes
January 14, 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 January 14, 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:

Alfred Donaldson
Valerie Anderson
Vicki Funk
Robert Sterner
Paul Winton

Representing Spectrum Association Management, LP was Community Manager Jessica Jacobs

EXECUTIVE SESSION

The Board of Directors reviewed the January legal status report and voted unanimously to send the following two accounts to Authorization to File Suit.

- 89345XXXX - Unapproved modification- Fence
Motion to approve- Valerie, Second- Alfred, all approve 5/5.
- 893320XXXX – Overdue Assessments
Motion to approve- Alfred, Second- Vicki, all approve 5/5.

The Board of Directors reviewed the aging report and approved to escalate the following account to a 209 letter and to the attorney for further escalation if not corrected:

- 893270XXXX, 893500XXXX, 893170XXXX, 893310XXXX, 89342 XXXX, 89350 XXXX, & 89331XXXX
Motion to approve- Alfred, Second- Paul, all approve 5/5.

DETERMINATION OF QUORUM

A quorum of the Board of Directors was announced, and the board meeting was called to order at 7:04 p.m.

AGENDA APPROVAL

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

MINUTES APPROVAL

The Board of Directors reviewed the minutes of the Board Meeting held on December 10, 2024, and a motion was made to approve the minutes with no changes.

Motion to approve – Valerie, second – Rob, all approve. 5/5.

FINANCIALS

The board and homeowners were presented with the financials for November 2024.

GENERAL BUSINESS

Landscaping/Irrigation:

The Board of Directors reviewed several proposals for landscape enhancements throughout the community.

The Board approved the following proposals totaling 54,843.78 for delayed installation in March minus the mulch in each proposal.

- Proposal 36114: 2 Large medians on South Shore Harbour
- Proposal 36112: Brook Arbor & South Shore Blvd
- Proposal 36501: NW Corner of Island Crossing & South Shore Harbour
- Proposal 36505: SW Island Crossing Corner Bed

Motion to approve – Rob, second – Vicki, all approve. 5/5.

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 further discussing the concrete fence until the February meeting.

Pool House Repairs:

The Board of Directors were presented four proposals for the repairs to the pool house. The Board approved to move forward with the Marquee Property Services proposal totaling \$10,679.00 minus the gate repair.

Motion to approve – Rob, second – Valerie, all approve. 5/5.

Pool House Gate Repair:

The Board of Directors are deferring the repair of the gate until March, closer to pool season.

Events:

A representative from the Events committee discussed the committee's desire to have a larger sign near the pool house to display more detailed information on upcoming events. They will research options and report back with their decision.

MUD UPDATE: Mr. Killian provided an update on the Austin Lake bulkhead project and other MUD related topics. The Lakes of South Shore Board and the MUD Board have decided on a date for the joint meeting of January 28, 2025, at 6:30 PM. The lake walk will be held tentatively on April 5, 2025, at 10:00AM with the stipulation the bulkhead project is completed by that date. The landscaping for the project has been finalized. They continue to work to make the MUD Meetings more accessible to community members.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 8:08 PM

NEXT MEETING DATE

The next meeting will be held on Tuesday, February 11, 2025

Alfred Donaldson
Alfred Donaldson (Jun 10, 2025 18:21 CDT)

LOSSH Representative

Jessica Jacobs

Spectrum Representative

06/10/2025

Date