

**The Lakes of South Shore Harbour C.A. Inc.  
Board Meeting Minutes**

September 10, 2024

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 September 10, 2024 (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
- Paul Winton
- Valerie Anderson
- Robert Sterner
- Vicki Funk

**Representing Spectrum Association Management, LP was Community Managers Linda Kondziela**

**EXECUTIVE SESSION**

The Board of Directors reviewed the September legal status report, and no action was needed.

The Board of Directors reviewed the aging report, and no action was taken.

The Board of Directors discussed an unapproved property improvement and approved to escalate account 893 [REDACTED] directly to the attorney for further escalation. They also reviewed and approved the letter drafted by the HOA attorney to be sent to the homeowner. Motion to approve – Robert, Second – Alfred, 5-0

The Board of Directors discussed the counteroffer for the small piece of land by old Tucker Road and decided to make a counter offer back of \$4,000.

**DETERMINATION OF QUORUM**

A quorum of Board of Directors was announced, and the board meeting was called to order at 7:03 p.m.

**AGENDA APPROVAL**

A motion was made to approve the agenda with the following changes: add playground proposal to new business. Motion to approve – Paul, Second – Robert, 5-0

**MINUTES APPROVAL**

The Board of Directors reviewed the minutes from the Board Meeting held on August 13, 2024, and a motion was made to approve the minutes with no changes. Motion to approve – Valerie, Second – Paul, 5-0

**FINANCIALS**

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

## **GENERAL BUSINESS**

### **Action taken since last board meeting:**

- Tex Scape proposal for irrigation repair on west side of South Shore Blvd to support the revamp of the east side irrigation system in the amount of \$1,461.38.

**Holiday Decorations:** The Board of Directors reviewed the proposal from Tis the Season and approved to move forward with a 3-year contract in the amount of \$20,686.03 per year. Motion to approve – Robert, Second – Valerie, 5-0

**Hurricane Beryl Damage:** The Community Manager, Linda provided the homeowners in attendance with an update on the repairs caused by hurricane Beryl.

Insurance check has been received and all work except for the roof replacement at the pool and playground pavilion have been completed. Roof replacement is scheduled for October after the pool closes for the season. The board has not determined the shingle color and requested samples to review before making a final decision.

### **Landscaping/Irrigation:**

**Landscaping:** The Board of Directors reviewed a proposal to enhance the intersection of Island Crossing and South Shore Blvd. area and requested that the proposal be sent to the landscape committee for further review with Tex Scape.

**Irrigation:** The following update was provided: The previously approved irrigation revamp on the east side of South Shore Blvd is currently being done.

**Playground:** The Board of Directors reviewed the McKenna Contracting proposal which included upgrades and repairs at all 4 playgrounds and approved to move forward with all listed except the ADA items in the amount of \$35,193. Motion to approve – Robert, Second – Valerie, 5-0

**Searchable Documents:** An announcement was made that the following documents are now searchable and can be found on the Spectrum AM homeowner accounts or the community website.

- Architectural Guidelines
- Declaration of Covenants, Conditions, Restrictions
- ByLaws

**MUD UPDATE:** Mr. Day provided an update on the Austin Lake bulkhead project and mentioned that the HOA was needing to clean up one side of Tucker Lake.

## **OPEN MEETING ADJOURNMENT**

Open session was adjourned at 8:13 p.m.

## **NEXT MEETING DATE**

The next meeting will be the Annual meeting held on Tuesday, October 8, 2024.

*Alfred Donaldson*

LOSSH representative

*Linda Koudziela*

Spectrum representative

2024-10-09

Date



# Signature Certificate

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## Signer

## Timestamp

## Signature

### Linda Kondziela

Email: lkondziela@spectrumam.com

Sent:

09 Oct 2024 15:59:17 UTC

Signed:

09 Oct 2024 15:59:18 UTC

*Linda Kondziela*

IP address: 73.32.180.19

Location: League City, United States

### Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent:

09 Oct 2024 15:59:17 UTC

Viewed:

09 Oct 2024 16:29:42 UTC

Signed:

09 Oct 2024 16:29:53 UTC

*Alfred Donaldson*

IP address: 76.143.199.1

Location: League City, United States

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