

The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes
January 13, 2026

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 13, 2026, the "Board Meeting", via Teams.

IN ATTENDANCE

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

Jeff Young
Denise Grant
Robert Sterner
Alfred Donaldson

Absent with Apologies

Paul Winton

Representing Spectrum Association Management, LP was Community Manager Jessica Jacobs

EXECUTIVE SESSION

Legal Status Report

The Board of Directors reviewed the Legal Status Report and approved to file suit on the following accounts. 893 [REDACTED].

Additionally, upon advisement from their attorney, they approved to send another demand letter, including an assessment for the cost of the letter for account 893 [REDACTED].

Motion to approve: Alfred, Second, Rob. All approve 4/4.

Aging Report

The Board of Directors reviewed the aging report and approved sending the following accounts to the attorney for further collection efforts. 893 [REDACTED], 893 [REDACTED].

Motion to approve: Alfred, Second, Jeff. All approve 4/4.

Violation Report

The Board of Directors reviewed the violation report and approved sending the following account to the attorney for further enforcement efforts.

893 [REDACTED] - Gen. Property Maintenance

Motion to approve: Alfred, Second, Rob. All approve 4/4.

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.

RECAP OF EXECUTIVE SESSION+

The Association's attorney reported on the recent settlement involving the Gerry property. She explained that the owners had installed a fence that did not comply with the governing documents and encroached on Association property, which required the Association to pursue legal action to protect its rights. She noted that the matter was ultimately resolved through a settlement funded by the Association's insurer, preserving the Association's rights to common areas and to enforce its governing documents. The attorney stated that while litigation is never preferred, the outcome was reasonable under the circumstances

AGENDA APPROVAL

A motion was made to approve the agenda.
Motion to approve: Jeff, Second, Alfred. All approve. 4/4.

MINUTES APPROVAL

The Board of Directors reviewed and deferred approving the December 2025 meeting minutes due to quorum concerns. Approval will occur via email.

FINANCIALS

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

ACTION TAKEN SINCE LAST MEETING

A previous homeowner hearing request was approved with stipulations.

GENERAL BUSINESS:

Pool Deck Proposals

The Board reviewed estimates from 2 pool companies to repair coping and deck-o 'seal for the upcoming pool season. They approved to move forward with the following estimates:

Estimate 1722 from Gulf Coast Aquatics totaling \$12,277.05 to replace damaged coping and deck o 'seal.
Estimate 1711 from Gulf Coast Aquatics totaling \$2,975.46 to change the sand and chat in the pool filters.
Estimate 1712 from Gulf Coast Aquatics totaling \$\$6,523.25 to replace 2 pool lights with LED lights at the pool. The Board asked to inquire whether there would be a better deal to replace all pool lights prior to beginning the work. If not, this estimate is approved

Motion to approve: Denise, Second, Alfred. All approve. 4/4.

NEW BUSINESS:

Landscaping Goals for 2026.

The Board asked that we involve the landscaping committee in planning for 2026 once irrigation repairs are made.

MUD UPDATE:

Gerald Killian provided an update. The fencing around Tucker Lake is progressing as planned. They will likely begin work in 2-3 months. The MUD has a new ADA complaint website, which saves cost overall. Two Board member terms are expiring. There may need to be an election if their positions are contested.

HOMEOWNER FORUM:

There was one homeowner who inquired on whether there was a place she could go to look through previous meeting minutes. She was directed to the Spectrum website.

NEXT MEETING DATE

The next meeting will be held on Tuesday, February 10, 2026, at 7:00PM

OPEN MEETING ADJOURNMENT

Meeting was adjourned at 7:31PM



Rob Sterner (Feb 20, 2026 17:35:53 CST)

LOSSH Representative

Jessica Jacobs

Spectrum Representative

02/20/2026

Date