

The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes
February 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 (Executive Session only)

Vicki Funk

Robert Sterner

Paul Winton

Absent with Apologies:

Alfred Donaldson

Representing Spectrum Association Management, LP was Community Manager Jessica Jacobs

EXECUTIVE SESSION

The Board of Directors discussed a homeowner variance request for account 8933[REDACTED] to remove the tree between their sidewalk and street. The variance request was approved with the stipulation to maintain two other trees in their front yard.

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

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

The Board of Directors reviewed the aging report and requested the accounts listed be contacted by phone to inquire about payment before they take legal action. 8930[REDACTED], 8932[REDACTED], 8934[REDACTED], 8934[REDACTED], 8935[REDACTED], 8935[REDACTED], 8935[REDACTED].

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

8933[REDACTED]- Fence

Motion to approve: Rob, Second, Paul. 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 7:07 p.m.

AGENDA APPROVAL

A motion was made to approve the agenda. Motion to approve – Vicki, Second – Rob. all approve. 3/3.

MINUTES APPROVAL

The Board of Directors reviewed the minutes of the Board Meeting held on January 14, 2024, and a motion was made to approve the minutes with no changes.

Motion to approve – Rob, second – Vicki, all approve. 3/3.

FINANCIALS

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

GENERAL BUSINESS

Landscaping/Irrigation:

The Board of Directors reviewed a proposal from TexScapes to make an irrigation repair and deferred further discussion to the March meeting.

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 March meeting.

Pool House Repairs:

CM Jessica gave an update that pool house repairs had been completed. There are some minor things to clean up and a second inspection will occur once completed.

Events:

A representative from the Events committee discussed the upcoming Easter event that will be held on April 19th from 11:00AM-1:00PM.

New Business:

Landscape Contract

CM Jessica gave an update that several requests for proposals have been sent out with the upcoming landscaping contract coming to an end. We should begin receiving proposals toward the end of February.

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.

Annual Meeting

CM Jessica provided the timeline for the Annual Meeting to be held in June 2025. Directors Vicki and Valerie will be up for re-election this year.

MUD UPDATE: Mrs. Pratt provided an update on the Austin Lake bulkhead project and other MUD related topics. There have been some issues with the contractors which will be discussed at the next MUD meeting in March. They are projecting the completion of the bulkhead to be between March and April. They approved what was discussed in the maintenance agreement meeting, with a completion of that taking place within the next couple of months. They continue to work to make the MUD Meetings more accessible to community members.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 7:43 PM

NEXT MEETING DATE

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

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

LOSSH Representative

Jessica Jacobs

Spectrum Representative

Date 04/11/2025