

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

June 11, 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 June 11, 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
- Melanie Graves
- Valerie Anderson

Representing Spectrum Association Management, LP was:

Community Managers Linda Kondziela

EXECUTIVE SESSION

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

The Board of Directors reviewed the aging report and approved to escalate the following accounts to a 209 letter and to the attorney for further escalation if not corrected: 893 [REDACTED] and 893 [REDACTED]. Motion to approve – Alfred, Second – Melanie, 4-0

DETERMINATION OF QUORUM

A quorum of 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 with the following change: add Flock cameras to new business, Motion to approve – Alfred, Second – Melanie, 4-0

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on May 14, 2024, and a motion was made to approve the minutes with no changes. Motion to approve – Melanie, Second – Valerie, 4-0

FINANCIALS

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

GENERAL BUSINESS

Action taken since last board meeting:

- Landscape enhancements at Island Crossing & Sailwind \$1,672.46
- Paint for bathroom \$63.26
- Pool Repairs \$3,173.53

Annual Meeting: Announcement was made that the annual meeting will be held on July 9th at 7:00 pm at the Watershed Church. Voting is open and ends on July 8th at 5:00 pm.

Landscape: The Board of Directors reviewed the tree removal proposal and requested three areas be removed due to the trees not being on HOA property. The revised proposal will be reviewed outside of a meeting so work can start immediately.

HOA Fence: Announcement was made that the Austin Street wood fence will be completed soon and the deposit has been made for the concrete fence repairs.

Holiday Decorations: One proposal has been received and the board is waiting on the second one to review the proposals at the same time.

Pool Party: Announcement was made that the Summer Pool Party will be held on Saturday, June 22 from 6:30 pm – 8:30 pm.

Park Pavilion: The Board of Directors reviewed two proposals and requested that the proposal from CertaPro be updated to include pressure washing the park sidewalk area.

Flock Cameras: The Board of Directors announced that they met with the representative from Flock and Captain Lee from League City. After reviewing the presentation and discussing the cameras with the representative and the captain, the board has agreed to not move forward with the Flock cameras. Motion to approve – Valerie, Second – Melanie, 4-0

Board Resignation: An announcement was made that effective 6/1/2024 Richard Hipp has resigned from the board due to moving to another state.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 7:53 p.m.

NEXT MEETING DATE

The next meeting will be the Annual meeting held on Tuesday, July 9, 2024.

LOSSH representative Date 2024-08-15

Alfred Donaldson

Spectrum representative

Linda Koudziela

Signature Certificate

Reference number: RNRWE-AVFXV-N869G-HW2US

Signer

Timestamp

Signature

Linda Kondziela

Email: lkondziela@spectrumam.com

Sent:

14 Aug 2024 22:53:44 UTC

Signed:

14 Aug 2024 22:53:44 UTC



IP address: 12.75.41.125

Location: Houston, United States

Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent:

14 Aug 2024 22:53:44 UTC

Viewed:

15 Aug 2024 14:01:02 UTC

Signed:

15 Aug 2024 14:01:42 UTC



IP address: 76.143.199.1

Location: League City, United States

Recipient Verification:

✓Email verified

15 Aug 2024 14:01:02 UTC

Document completed by all parties on:

15 Aug 2024 14:01:42 UTC

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