

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

August 13, 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 August 13, 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 August legal status report, and no action was needed.

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

The Board of Directors discussed an unapproved improvement and approved to have the attorney draft a letter to the homeowner about the denial and violation of the improvement.

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 board terms and positions, speed bumps at Ivory Stone and Auburn Creek, and convert three governing documents searchable. Motion to approve – Valerie, Second – Vicki, 5-0

BOARD TERMS AND POSITIONS

The annual meeting of the members was held on July 9th and two new board members were elected. Board positions and terms were discussed, and the following motions were made.

- A motion was made to appoint Alfred to remain as President. Motion to approve – Valerie, Second – Vicki, 5-0.
- A motion was made to appoint Valerie to act as Vice President. Motion to approve – Paul, Second – Vicki, 5-0.
- A motion was made to appoint Paul to remain as Treasurer. Motion to approve – Valerie, Second – Vicki, 5-0.
- A motion was made to appoint Vicki to act as Secretary for a one-year term. Motion to approve – Valerie, Second – Robert, 5-0.
- A motion was made to appoint Robert to act as Member at Large for a three-year term. Motion to approve – Valerie, Second – Vicki, 5-0.

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on June 11, 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 June 2024.

GENERAL BUSINESS

Action taken since last board meeting:

- Irrigation repair by Austin Lake \$649.50
- Irrigation replacement on east side of South Shore Blvd \$49,578.50 (originally reviewed in June meeting and board requested for proposal to be revised)
- Tree removal and stump grinding \$3,697.82
- Tree removal from hurricane Beryl \$5,474
- Tree trimming and clean up from hurricane Beryl \$7,780

HOA Fence: Update was shared with the homeowners that the repairs to the concrete fence on the east side of South Shore Blvd. will start in early August.

Holiday Decorations: The Board of Directors discussed the two holiday decoration proposals that were received and requested an additional proposal.

Hurricane Beryl Damage: The Board of Directors reviewed the insurance claim statement of loss and approved the actual cash value amount of \$13,742.50. Motion to approve – Robert, Second – Paul, 5-0

The board reviewed two proposals to replace the pool and park gazebo roofs and approved to move forward with Beveridge Roofing.

The board reviewed the proposal to replace the tennis court net and fence and approved Classic Sports proposal for \$2,240.78.

The board reviewed the wood fence repair on Austin across from Broad Bay and approved to move forward with Texan Landscaping Rivera for \$1,299.00

Speed humps: The board discussed the condition of the speed humps on Ivory Stone and Auburn Creek. A request was made to have the Community Manager contact the city to find out who is responsible for fixing them, and if the process of getting homeowner approvals again on that street is necessary since that was done with the original speed humps.

Governing Documents: The board requested for the following governing documents to be converted to a searchable documents: Declaration of Covenants, Conditions, Restrictions and Easements, Bylaws, and Architectural Guidelines.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 8:08 p.m.

NEXT MEETING DATE

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

Alfred Donaldson

LOSSH representative

Linda Koudziela

Spectrum representative

2024-09-12

Date

Signature Certificate

Reference number: OHCHU-BP5KA-PIAIG-NPSOZ

Signer

Timestamp

Signature

Linda Kondziela

Email: lkondziela@spectrumam.com

Sent:

12 Sep 2024 15:05:46 UTC

Signed:

12 Sep 2024 15:05:46 UTC

Linda Kondziela

IP address: 73.32.180.19

Location: League City, United States

Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent:

12 Sep 2024 15:05:46 UTC

Viewed:

12 Sep 2024 15:43:27 UTC

Signed:

12 Sep 2024 15:43:58 UTC

Alfred Donaldson

Recipient Verification:

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IP address: 76.143.199.1

Location: League City, United States

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