

The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes
June 10, 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 June 10, 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:

Robert Sterner
Paul Winton
Alfred Donaldson
Valerie Anderson

Representing Spectrum Association Management, LP was Community Manager Jessica Jacobs and Community Manager Quin Carter

EXECUTIVE SESSION

The Board of Directors reviewed the June legal status report. No action was needed.

No actions were needed on the aging report or the violation report.

The Board of Directors discussed directing Lang and Associates to look into obtaining a resolution on determining quorum for the annual meeting.

Motion to approve: Alfred, Second, Valerie. 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 7:05 p.m.

AGENDA APPROVAL

A motion was made to approve the agenda.

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

MINUTES APPROVAL

The Board of Directors reviewed the minutes of the Board meeting held on May 13, 2025. The Board decided to defer approving the minutes to the August meeting to further look into some wording.

FINANCIALS

The board and homeowners were presented with the financials for May 2025. They discussed the Due from Reserve balance and approved to clear the balance.

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

ACTION TAKEN SINCE LAST MEETING

There were no actions taken since last meeting.

GENERAL BUSINESS

Annual Meeting

The Board announced that the annual meeting would be held on Tuesday, July 8th at 7:00PM at the Watershed Church and reminded everyone to vote to be sure we could make quorum of 118 votes.

Tree Trimming Proposals:

The Board of Directors were presented with 2 proposals for tree trimming. The Board approved to move forward with proposal 1048668 totaling \$2801.43.

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

Fountain Replacement:

The Board of Directors reviewed proposals for fountain replacements from Danbury and Lake Management. They requested that Lake Management be approached to see if they could better align their pricing with that of Danbury before a decision is made.

NEW BUSINESS:

Board Candidate Introductions:

Catherine Grant and Jeff Young introduced themselves to the Board of Directors and homeowners.

Reserve Study:

The Board of Directors reviewed 3 proposals for a community reserve study. The Board of Directors and approved to move forward with Reserve Advisors.

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

Irrigation Repair Proposals:

The Board of Directors viewed 3 proposals from TexScapes for repairs needed to the irrigation system. They approved proposal #40348 for \$3729.21 to repair controller 2, proposal #40347 for \$2381.50 to repair controller 1, and proposal #40349 totaling \$2549.29 to repair controller 3.

Motion to approve: Paul, Second, Valerie. All approve. 4/4

MUD UPDATE:

Mr. Day provided an update on the Austin Lake bulkhead project and other MUD related topics. The MUD Board approved the check from the irrigation issues. He confirmed that the bench that was damaged during construction on Austin Lake was in the process of being replaced. The MUD Board will be doing another walk with the contractors before everything wraps up within a month.

HOMEOWNER FORUM:


A homeowner brought up concerns about wildlife access in Ausin Lake as well as mosquito control concerns at Tucker Lake. Another homeowner brough up concerns about the need for landscape enhancements and when that would be going in and brought up the signage around Austin Lakes and whether or not that would be replaced at Fresh Wind/Cayman Bend.

MEETING ADJOURNMENT

Meeting was adjourned at 8:10PM

NEXT MEETING DATE

The next meeting will be held on Tuesday, July 8th at 7:00PM


Robert P Sterner (Aug 13, 2025 13:36:45 CDT)

LOSSH Representative

Spectrum Representative

Date