

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

Paul Winton
Denise Grant
Alfred Donaldson
Jeff Young

Absent with Apologies

Robert Sterner

Representing Spectrum Association Management, LP was Client Relations Manager- Tiffany Sanford.

EXECUTIVE SESSION

Legal Status Report

The Board of Directors reviewed the Legal Status Report and approved to proceed with another demand letter for 8934300870.

The Board approve to proceed with litigation or foreclosure sale for 8933202908.

Motion to approve: Alfred, Second, Paul. 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. 8936502812, 8933401275, 8932400525, 8931901302, 8933603287, 8932103263, 8932103262, 8932500531, 8934702978, 8934102995

Motion to approve: Alfred, Second, Denise. 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 7:00 p.m.

AGENDA APPROVAL

A motion was made to approve the agenda.

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

MINUTES APPROVAL

The Board of Directors reviewed and approved the January 2026 meeting minutes. Motion to approve: Paul, Second Denise. All approve. 4/4

FINANCIALS

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

ACTION TAKEN SINCE LAST MEETING

The Board approved the December 9, 2025 minutes.

GENERAL BUSINESS:**Pool light Proposals**

The Board reviewed estimates from Gulf Coast Aquatics to replace the pool lights. The Board had previously approved to replace two of the lights, and tonight approved to replace the other three as well. They approved to move forward with estimate 1743 for \$4673.97.

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

NEW BUSINESS:**Privacy Slats for the tennis court**

The Board reviewed two proposals to install privacy slats at the tennis court and tabled the discussion pending input from Director Robert.

MUD UPDATE:

There were no MUD Board members present that could provide an update on the most recent MUD meeting.

HOMEOWNER FORUM:

The homeowners in attendance asked questions regarding the following topics: landscaping and irrigation updates, dead trees near the main bridge by 96, motorized scooters and bicycles on walking paths.

NEXT MEETING DATE

The next meeting will be held on Tuesday, March 10, 2026, at 7:00 p.m.

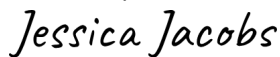
OPEN MEETING ADJOURNMENT

Meeting was adjourned at 7:32 p.m.



[Rob Sterner \(Apr 16, 2026 12:42:32 CDT\)](#)

LOSSH Representative



Spectrum Representative

04/16/2026

Date