

The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes
December 10, 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 December 10, 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
Valerie Anderson
Vicki Funk
Robert Sterner - absent with apologies during Open Session
Paul Winton - absent with apologies.

Representing Spectrum Association Management, LP was Community Manager Jessica Jacobs

EXECUTIVE SESSION

The Board of Directors reviewed the December legal status report, and no action was needed at this time.

The Board of Directors reviewed the aging report and approved to escalate the 38 accounts to a 209 letter and to the attorney for further escalation if not corrected.

Motion to approve- Vicki, Second- Valerie, all approve 4/4.

The Board of Directors reviewed 3 homeowner waiver requests and approved to move forward with writing off the delinquent interest on account 893 [REDACTED]. They requested to put the following accounts on hold to further look into their requests. 893 [REDACTED], 893 [REDACTED], 893 [REDACTED].

Motion to approve-Alfred, Second- Rob, all approve. 4/4

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. Motion to approve – Valerie, Second – Vicki. all approve. 3/3.

MINUTES APPROVAL

Due to the attendance of Board members at both the November meeting and today's meeting, the Board of Directors have decided to conduct the approval of the meeting minutes via email.

FINANCIALS

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

GENERAL BUSINESS

Landscaping/Irrigation:

The Board of Directors reviewed several proposals for landscape enhancements throughout the community.

The Board has decided to defer further discussing the additional TexScape proposals until the January 14th Board meeting. They have requested renderings for each proposal before proceeding.

- 2 Large medians on South Shore Harbour
- Brook Arbor & South Shore Blvd
- NW Corner of Island Crossing & South Shore Harbour
- SW Island Crossing Corner Bed

The Board approved to move forward with the proposal from Texscape Services for capping the irrigation lines around Austin Lake totaling \$3515.42. Motion to approve – Valerie, Second – Vicki. all approve. 3/3.

Events:

A representative from the Events committee discussed the upcoming Holiday event on December 14th from 11:00am-1:00pm.

Pool Plaster:

The Board of Directors approved the proposal from Gulf Coast Aquatics to re-plaster the pool in the White Quartzscapes material totaling \$49,887.50. Motion to approve – Valerie, Second – Vicki. all approve. 3/3.

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 voting on the concrete fence proposal to the January meeting when more Board members would be present.

Pool House Repairs:

The Board of Directors were presented two proposals for the repairs to the pool house; one from HSR for \$6,323.00 and another from On Point Renovation for \$21,454.30. The Board has requested 1-2 more quotes for comparisons to be presented at the January Board meeting.

MUD UPDATE: Mr. Killian provided an update on the Austin Lake bulkhead project and other MUD related topics. The Lakes of South Shore Board and the MUD Board are planning joint meetings to discuss the maintenance agreement, and the yearly lake walk. The estimated completion date of the bulkhead project is end of January 2025 with additional project work scheduled beyond January.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 7:52 p.m.

NEXT MEETING DATE

The next meeting will be held on Tuesday, January 14, 2024

Alfred Donaldson

LOSSH Representative

Jessica Jacobs

Spectrum Representative

Date 01 / 15 / 2025

Signature Certificate

Reference number: N2WBK-IHRLK-FUNXU-S2WLT

Signer

Timestamp

Signature

Jessica Jacobs

Email: jjacobs@spectrumam.com

Sent:

15 Jan 2025 18:55:00 UTC

Viewed:

15 Jan 2025 18:55:17 UTC

Signed:

15 Jan 2025 18:55:30 UTC

Jessica Jacobs

Recipient Verification:

✓ Email verified

15 Jan 2025 18:55:17 UTC

IP address: 66.202.135.70

Location: League City, United States

Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent:

15 Jan 2025 18:55:00 UTC

Viewed:

15 Jan 2025 22:06:12 UTC

Signed:

15 Jan 2025 22:06:26 UTC

Alfred Donaldson

Recipient Verification:

✓ Email verified

15 Jan 2025 22:06:12 UTC

IP address: 76.143.199.1

Location: League City, United States

Document completed by all parties on:

15 Jan 2025 22:06:26 UTC

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