

The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes
April 8, 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 April 8, 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:

Vicki Funk

Robert Sterner

Paul Winton

Absent with apologies:

Alfred Donaldson

Valerie Anderson

Representing Spectrum Association Management, LP was Community Manager Jessica Jacobs

EXECUTIVE SESSION

The Board of Directors reviewed the April legal status report and approved to proceed with authorization to file suit for account 893210XXXX.

Motion to approve: Rob, Second, Paul. All approve 3/3.

The Board of Directors reviewed the aging report and approved to escalate the following accounts to legal for further escalation if not corrected: 893230XXXX, 893310XXXX, 89332XXXX and 893510XXXX.

Motion to approve: Rob, Second, Paul. All approve. 3/3

The Board of Directors discussed proposals for landscaping management and a reserve study and deferred further discussion until May.

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: Rob, Second, Paul. All approve. 3/3

ACTION TAKEN SINCE LAST MEETING

A proposal was approved from TexScapes totaling \$893.06 to remove a dead tree limb on Tucker Lake.

MINUTES APPROVAL

The Board of Directors reviewed the minutes of the Board Meeting held on March 11, 2025, and a motion was made to approve the minutes with no changes.

Motion to approve: Paul, Second, Rob. All approve. 3/3

FINANCIALS

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

GENERAL BUSINESS

Landscaping/Irrigation:

The Board of Directors reviewed the following proposals from TexScapes:

Proposal 38866: Landscape Enhancement- Pool totaling \$1060.85.

Motion to approve: Rob, Second, Vicki. All approve. 3/3

Proposal 38865: Entrance Pots- South Shore/LC Pkwy totaling \$1528.49.

Approved with the stipulation that no canna or dead snake be included and all plants are disease and freeze resistant.

Motion to approve: Vicki, Second, Rob. All approve. 3/3

Proposal 38842: Irrigation Repair-Island Crossing totaling \$6086.14

Motion to approve: Rob, Second, Vicki. All approve. 3/3

Proposal 39085: Stump Grinding along Kroger Lake totaling \$476.30

Motion to approve: Rob, Second, Paul. All approve. 3/3

Parking Lot Restriping:

The Board of Directors were presented three proposals for parking lot restriping at the recreation center. The Board approved the proposal from CertaPro Painters, totaling \$1,281.25.

Motion to approve: Rob, Second, Paul. All approve. 3/3

Picnic Table Additions:

The Board of Directors were presented 3 proposals for picnic table additions in the pool area. The Board deferred further discussion to the May meeting.

NEW BUSINESS:

Power Washing:

The Board of Directors were presented with 3 proposals to power wash the recreation center area. They asked for more details about the scopes of the project and deferred the decision to when those questions were answered.

2025-2026 Budget:

The Board of Directors and Spectrum presented the proposed budget for the 2025-2026 fiscal year. The Board deferred further discussions and approvals to May.

MUD UPDATE:

Mrs. Pratt provided an update on the Austin Lake bulkhead project and other MUD related topics. They are projecting the completion of the bulkhead within the next 3-4 weeks. Work within the coming weeks includes sidewalks, sod, retaining walls, and landscape additions. They will also be working to replace the bench that was damaged on Austin.

HOMEOWNER FORUM:

A homeowner brought up her concern about the large oak trees in front of her home and inquired about what the governing documents say. There was discussion that there may have been changes in the governing documents allowing homeowners not to have to replace certain trees. She also inquired about a potential list of pre-approved replacement trees. The Community Manager, Jessica, will ensure all documents are up to date on The Lakes of South Shore Harbour website.

MEETING ADJOURNMENT

Meeting was adjourned at 8:00 PM

NEXT MEETING DATE

The next meeting will be held on Tuesday, May 13, 2025

Alfred Donaldson
Alfred Donaldson (May 21, 2025 16:10 CDT)

LOSSH Representative

Jessica Jacobs

Spectrum Representative

05/21/2025

Date