

The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes
May 12, 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 May 12, 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:

Denise Grant
Robert Sterner
Alfred Donaldson
Jeff Young (Open Session Only)

Absent with Apologies

Paul Winton

Representing Spectrum Association Management, LP was Community Manager Jessica Jacobs

EXECUTIVE SESSION

Homeowner Hearing

The Board of Directors met with a homeowner with account number 8935700870 regarding a denied property improvement request. They approved a variance for exterior paint.

Motion to approve: Denise, Second, Alfred. All approve 3/3.

Legal Status Report

The Board of Directors reviewed the Legal Status Report and approved to further escalate the following accounts: 8934603134, 8933202908, 8936001019, 8933303219

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

Aging Report

There were no fully escalated accounts for Board review.

Violation Report

There were no fully escalated accounts for Board review.

The Board approved a waiver in the amount of \$122.50 for account number 8935700870.

Motion to approve: Alfred, Second, Denise. All approve 3/3.

OPEN SESSION

DETERMINATION OF QUORUM

A quorum of the Board of Directors was announced, and the board meeting was called to order at 7:01 p.m.

AGENDA APPROVAL

A motion was made to approve the agenda.

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

MINUTES APPROVAL

The Board of Directors reviewed and approved the April 2026 meeting minutes.

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

FINANCIALS

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

ACTION TAKEN SINCE LAST MEETING

Approved 2026-2027 insurance in the amount of \$54,516.28.

OLD BUSINESS:

Community Fence/Wall Update

The Board has requested to paint a larger swatch of the gray color in a sunny spot for better viewing.

Landscaping Updates

The Board of Directors reviewed estimate #357 for \$31, 164.35 from TexScapes to repair many areas in need of irrigation.

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

NEW BUSINESS:

2026-2027 Budget Approval

The Board of Directors and Spectrum presented the proposed budget for the 2026-2027 fiscal year. The Board approved the presented budget with a 10% increase at 0.351321 per sq foot and a total assessment income of \$1,242,331.28.

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

Playground Repairs/Kiddie Mulch

The Board of Directors reviewed 4 estimates for kiddie mulch and two estimates for playground repairs. They requested to see if McKenna would price match the mulch cost from Texas Kiddie Cushion.

Annual Meeting Timeline

An announcement was made about the 2026 annual meeting and the timeline we will follow.

MUD UPDATE:

Gerald Killian provided an update from the MUD. They requested to organize a face-to-face meeting to discuss the maintenance agreement, sometime prior to August. He also reported that there were still some sidewalks and sod needed repair from their previous project. They are in the process of finding a new contractor to handle that. Gerald and the Board also discussed who should be responsible for the tree planting project.

HOMEOWNER FORUM:

A homeowner was inquiring about irrigation repairs and potential future landscaping updates throughout the community. The Board communicated that the landscaping committee was able to seek bids pending irrigation repairs.

NEXT MEETING DATE

The next meeting will be held on Tuesday, June 9, 2026, at 7:00PM

OPEN MEETING ADJOURNMENT

Meeting was adjourned at 7:46PM.



Rob Sterner (Jun 10, 2026 14:58:37 CDT)

LOSSH Representative



Spectrum Representative

06/10/2026

Date