

The Lakes of South Shore Harbour Community Association, Inc.

Annual Meeting Minutes

August 10, 2021

Pursuant to the Bylaws of The Lakes of South Shore Harbour Community Association, Inc. an annual meeting of the membership was duly called and convened on August 10, 2021 via Zoom.

DETERMINATION OF QUORUM

A quorum of homeowners was announced by Client Relations Manager, Tiffany Sanford, and the meeting was called to order at 7:05 p.m. There were 31 members present at the meeting and 343 members participated in the election.

PROOF OF NOTICE

The membership was presented with a copy of a meeting notice which was mailed out to the membership announcing the meeting.

INTRODUCTIONS

The membership present was introduced to the current sitting Board of Directors, Alfred Donaldson, Richard Hipp, Vikki Marsh, Gerald Killian and Melanie Graves. Representing Spectrum Association Management was Client Relations Manager- Tiffany Sanford and Community Manager- Linda Kondziela

FINANCIALS

The financial report was provided to the membership including various charts and graphs presenting year ending results for the 2020-21 fiscal year and bank account balances for all Association accounts. The approved budget for the 2021-22 fiscal year was also reviewed with the membership.

STATE OF THE ASSOCIATION

Spectrum provided an overview of the 2020-21 accomplishments including a list of projects that contributed to adding value throughout the community including the new landscaping company, new legal representation, establishment of RAC and Landscaping committees, new vendor for holiday decorations, repairs of all freeze damage at the pool building, completed fence survey, pressure washing of concrete fencing, removal of all vegetation along concrete fencing, appointed new ACC committee member, approved 2020-21 budget, spring garage sale, renewed contract with Gulf Coast Aquatics for pool management services, outstanding progress on assessment collections and unanimous decisions by the board of directors throughout the year.

2021-22 goals and projects were also discussed including updating the bylaws, repairing the concrete fencing throughout the community, increase community involvement and a preventative maintenance plan for association owned assets.

ELECTION OF BOARD MEMBERS

Spectrum announced the Board Election session and noted there was two open seats and three candidate submissions that had been received. Voting results were revealed that Melanie Graves and Valerie Anderson had been elected to the open positions on the Board of Directors.

QUESTION & ANSWER SESSION

The floor was opened for the question-and-answer session. Owner's present were provided the opportunity to discuss various items related to the Association including landscaping, water leak on Woodcock, and concrete fencing repairs.

ADJOURNMENT

With all business discussed and no other or new business presented to be discussed, the meeting was adjourned at 7:48 P.M.

Alfred Donaldson

Authorized Signer
Lakes of South Shore Harbour
Community Association, Inc.

Linda Koudziela

Spectrum AM
Managing Agent