

**The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes**

July 11, 2023

The following meeting minutes reflect the actions taken by the Board of Directors (the “Board”) of the Lakes of South Shore Harbour C.A. Inc. (the “Association”) at the regular meeting of the Board conducted on July 11, 2023 (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
- Vikki Marsh
- Valerie Anderson
- Richard Hipp
- Melanie Graves

Representing Spectrum Association Management, LP was:

Community Manager Linda Kondziela

EXECUTIVE SESSION

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

The Board of Directors reviewed the aging report, and no action was taken.

The Board of Directors discussed one violation and approved to immediately escalate the account to 209 letter and to the attorney for further escalation if not corrected for account: 893 [REDACTED] for recreational vehicle parked in driveway.

DETERMINATION OF QUORUM

A quorum of Board of Directors was announced, and the board meeting was called to order at 7:05 p.m.

AGENDA APPROVAL

A motion was made to add the CertaPro proposal to the agenda. Motion to approve – Melanie, Second – Rich, 5-0

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on June 13, 2023, and a motion was made to approve the minutes with no changes. Motion to approve – Melanie, Second – Alfred, 5-0

FINANCIALS

The board and homeowners were presented with the financials for May 2023.

OLD BUSINESS

- **Actions between meetings:** No action items were taken between the June and July board meetings.

- **Resident Advisory Committee:** Locations for dog stations were discussed and request was made to get proposals to purchase and install 4/6/8/10 additional stations. Once proposal has been received for each of the quantities, the board will determine the locations and how many to purchase.
- **Lakes:** The Board requested that Lake Management add Tucker Lake debris clean up to the contract and to look into the insurance coverage.
- **Events:** The next community event will be National Night Out on October 3rd.
- **Landscape/Irrigation:** The Board of Directors reviewed the proposal from Irrigation Concepts for the Woodcock area. The board requested more detail on the scope of work. The board would also like to get a proposal from Texscape for the same scope of work.

NEW BUSINESS

- **Annual Meeting:** Announcement was made of the upcoming Annual Meeting that is scheduled for Tuesday, August 8th at the Watershed Church and that the board will have two open candidate position at this year's election.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 8:37 p.m.

NEXT MEETING DATE

The next meeting will be the Annual Meeting held on Tuesday, August 8, 2023.

LOSSH representative

Spectrum representative

Date
