

THE LAKES OF SOUTH SHORE HARBOUR C.A. INC.
REGULAR BOARD OF DIRECTORS MEETING

MEETING MINUTES September 27,2018

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 (the "Board Meeting").

Location:

Attending: Kevin Jennings, Lisa Almendariz, Eric Froeschner, Michael Killian

Absent: Michael Goodnight

Guests: Kristin Hooker, Property Manager, Mike Lee, Rec. Committee, Cindy Dudley, Linda Judd, Allison McIntyre, Cindy Pratt, Rob Schuler, George Young (residents) and Trisha Farine (Attorney for the Association)

Meeting Called to Order at 7:30 p.m.

I. Approval of Minutes & Consent Agenda

Motion to approve minutes from August 2018 meeting

By: Kevin Jennings- 2nd- Lisa Almendariz

Result- Motion passed.

II. Approval of Agenda

Motion to approve

By Kevin Jennings 2nd Lisa Almendariz: Motion Approved

III. Homeowner Comments

Cindy Pratt submitted a written list of homeowner questions that were passed along to the board.

Allison McIntyre inquired about revenue.

George Young- asked about term expirations of the current board.

IV. Status Updates

Sidewalk on Hwy 96- the sidewalk project is near completion. The electrical wiring under the sidewalk was damaged prior to the installation of the concrete. The new wiring has been pulled, and a new junction box will be installed soon. The lights at the bridge will not work until this work has been completed. Estimated completion date will be mid to end of October.

Playground at Woodcock- Playground equipment has been ordered and is set to be delivered end of October.

V. Landscape Committee

Trugreen has applied treatment for the weeds throughout the property. The fall seasonal color will be delivered by October 22. The fall pruning will begin in 3 weeks and rye grass will be planted in 2 ½ weeks, weather permitting.

VI. Status of Audit

The auditor is in the planning phase of the audit. The property manager and the treasurer are working on the questionnaire that was sent from the auditor. The HOA has employed a bookkeeper to provide monthly reports. The bookkeeper is currently retroactively working on the records that were not provided by the previous management. Once the bookkeeper has finalized the records, they will be provided to the auditor.

VII. Resignation of board member

A letter was provided by board member Kevin Jennings to resign effective September 27, 2018. Motion to approve

By Lisa Almendariz 2nd Kevin Jennings: Motion Approved

VIII. Appoint new board member to fill vacant position-

Michael Killian motioned to nominate Mike Lee to fill the remaining term of one year for the position. Mike Lee accepted the nomination

Motion to approve

By Michael Killian 2nd Lisa Almendariz: Motion Approved

IX. New Business

National Night Out- Mike Lee discussed ordering pizza, and James Coney Island, renting 2 bounce houses, chairs and tables. He asked for volunteers to help with the event.

Junior HOA Board- Lisa Almendariz decided to postpone the Junior Board committee until after the election in December. Her position is expiring and will be up for election.

X. Annual Meeting Details

Annual Meeting date December 5, 2018

Three board positions are up for election, one position will be a 2 year term and the other two positions will have a 3 year term. Letters will be sent with proxy on November 1, 2018 with a deadline for submission for candidates by November 25th

By Lisa Almendariz 2nd Michael Killian: Motion Approved

XI. Approval of letter to residents regarding upcoming maintenance to the fenceline along Hwy 96

Approval of letter with changes to the verbiage.

By Kevin Jennings 2nd Lisa Almendariz : Motion Approved

XII. Executive Session

No decisions were made during executive session.