

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

**MEETING MINUTES - MAY 2019**

The following meeting minutes reflect the actions taken by the Board of Directors ("Board") of The Lakes of South Shore Harbour C.A., Inc. ("Association") at a Regular Meeting of the Board conducted May 8, 2019.

**Location:** League City Police Department – Community Room; 555 W. Walker, League City, Texas 77573  
**Attending:** Michael Goodnight, Mike Lee, Allison McIntyre, Cindy Pratt, Rob Schuler  
**Guests:** Kristin Hooker (Property Manager), Tully Dunlap, Jay Mehta, MaryAnne Matlock, Trisha Farine (Counsel for the Lakes of South Shore Harbour C.A., Inc.)

**I. Meeting Called to Order at 6:35PM**

**II. Approval of Agenda**

*Motion to Approve Agenda, with the following changes:*

- Add Communications Committee Report – Michael Goodnight
- Table Financial Controls Policy
- Add Insurance Update to Old Business
- Add Update To Office Space
- Add Review Accounting Invoice from CYS to Treasurer’s Report

By: Cindy Pratt, 2<sup>nd</sup> Mike Lee

Result: Motion passed.

**III. Approval of Minutes from Previous Board Meeting**

*Motion to approve the minutes from April 2019 Board Meeting*

By: Mike Lee, 2<sup>nd</sup> Cindy Pratt

Result: Motion passed.

**IV. Managers Update – Report by Kristin Hooker**

Property Manager gave update about the status of AppFolio transition. Mike Lee gave Maintenance Committee Report outlining the current status of projects around the community.

*Motion to approve proposal from Lone Star Lake Management to replace lighting fixture in large lake center fountain with an LED fixture.*

By: Mike Goodnight, 2<sup>nd</sup> Rob Schuler

Result: Motion passed.

Maintenance committee will send proposals for pending tennis court repairs to the Board for approval.

*Motion to approve Gulf Coast Aquatics to replace lifeguard stand at the pool.*

By: Rob Schuler, 2<sup>nd</sup> Mike Goodnight

Result: Motion passed.

**V. Directors’ Reports**

Treasurer’s Report – Report by Cindy Pratt

Treasurer presented HOA financial statement for YTD through April 30, 2019 (attached). The information was distributed to all in attendance. Treasurer presented invoices for CYS Accounting Services for services performed to date to reconcile fiscal year ending June 30, 2016.

*Motion to approve presented CYS invoices for accounting services.*

By: Rob Schuler, 2<sup>nd</sup> Mike Goodnight

Result: Motion passed.

*Motion for CYS to proceed with the reconciliation of 2016-2017 fiscal year, preapproved not to exceed \$5,000, in addition to reconciliation of the 2017-2018 fiscal year, preapproved not to exceed \$5,000.*

By: Michael Goodnight, 2<sup>nd</sup> Cindy Pratt

Opposed: Rob Schuler

Result: Motion passed.

Secretary's Report – Report by Rob Schuler

The Secretary provided updates regarding communications with residents, data/document retention, and forecasted changes to our current website. Reserve Study also being updated as part of pre-stand-up activities for Strategic Planning Committee.

**VI. Committee Reports**

Tabled.

**VII. Old Business**

*Motion to approve Architectural Guideline revisions.*

By: Mike Lee, 2<sup>nd</sup> Michael Goodnight

Result: Motion passed.

*Motion was made to table to workshop discussion of Board Code of Ethics/Board Code of Conduct and Insurance Update to allow more time for edits and discussion.*

By: Mike Lee, 2<sup>nd</sup> Michael Goodnight

Result: Motion passed.

**VIII. New Business**

Tabled.

**IX. Resident Comments**

Homeowners spoke in an open forum regarding various topics.

**X. Close of Open Board Meeting**

Meeting was adjourned to Executive Session at 8:34PM.

**XI. Executive Session**

Tabled.

**XII. Adjournment**

Board Meeting adjourned at 8:35PM.

State of *TEXAS*, County of *Galveston*, Subscribed and affirmed, or sworn to, before me on this date

\_\_\_\_\_.

NOTARY SIGNATURE \_\_\_\_\_

PRINTED NAME OF NOTARY \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_