

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

December 16, 2020

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 December 16, 2020 (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
- Richard Hipp
- Vikki Marsh
- Gerald Killian
- Melanie Graves

Representing Spectrum Association Management, LP was:

Client Relations Manager-Tiffany Sanford

DETERMINATION OF QUORUM

A quorum of Board members was announced, and the board meeting was called to order at 6:01 p.m.

EXECUTIVE SESSION

The board reviewed the legal status report and approved to proceed with obtaining a judgement for 8936502802.

GENERAL SESSION

The general Session was called to order at 7:13 p.m.

AGENDA APPROVAL

The agenda was approved prior to the meeting via email.

MINUTES APPROVAL

The Board reviewed the minutes from the July 28, 2020 meeting. Motion to approve-Gerald, Second-Melanie, 5-0 motion passes.

The Board reviewed the minutes from the September 17, 2020 meeting. Motion to approve-Vikki, Second-Alfred, 5-0 motion passes.

FINANCIALS

The board and homeowners were presented with the financials for November 2020.

OFFICER POSITIONS

The motion was made to nominate Alfred Donaldson as president of the board with a term ending in 2023. Motion- Gerald, Seconded- Richard, 5-0 motion passes

The motion was made to nominate Richard Hipp as vice president of the board with a term ending in 2022.

Motion- Alfred, Seconded- Melanie, 5-0 motion passes

The motion was made to nominate Gerald Killian as the treasurer of the board with a term ending in 2022.

Motion- Melanie, Seconded- Alfred, 5-0 motion passes

The motion was made to nominate Vikki Marsh as the secretary of the board with a term ending in 2023.

Motion- Melanie, Seconded- Gerald, 5-0 motion passes

Melanie Graves will take the role of Member at Large with a term ending in 2021.

OLD BUSINESS

- Actions taken since last board meeting
 - Pressure washing of fencing
 - Playground repairs
 - Kiddie Mulch Installation
 - Plumbing repair at the pool house
 - Holiday decorations
 - Decorating contest
 - Renewal of Lake Management Contract
 - Allison McIntyre resigned from the Board
- The board is reviewing the landscaping proposals and will narrow it down to the top three choices at the January meeting.
- An update on the fencing policy was provided by Alfred. The board has received information from the attorney that they are reviewing and will be having the fencing surveyed to help determine ownership.
- A preliminary review of the reserve study noted the useful life of the following areas as 0-1 year left, these are some of the things the RAC will be helping to determine priority on:
 - Areas of the concrete fencing
 - Landscaping lighting
 - Playground mulch
 - Pool pavillion exterior
 - Pool pumps- 1- 1HP and 1- 3HP
 - Pool decking
 - Volleyball pit
 - Tennis court resurfacing
 - Pond fountains
- An update on Tucker Lake was provided by Alfred. In the November MUD 7 meeting they proposed transferring Tucker Lake to the association so long as the association can provide a plan for maintenance and access control. The association is awaiting a formal request from the MUD.
- Gerald provided an update for the RAC committee. The association is looking for reps from each section of the community and reps are still needed from the following sections Summer Shores, South Point, Oak Harbor West, Compass Cove, Sunset Cove and South Bay Village. Gerald Killian will be chairing the RAC Committee.

NEW BUSINESS

- Appointment of an Executive Committee has been discussed to help with the transition of the new board. The topic has been tabled pending review and determination of if/when the committee will be needed.

- Pool season wristbands were discussed for use in 2021. The motion was made by Alfred and seconded by Richard, 5-0 motion passes- for Spectrum to order the wristbands and begin distribution in February 2021.
- The Christmas Holiday Decorating Contest winners were announced.
 - Best Lights
 - 1st- 1286 Evening Bay Lane
 - 2nd- 3293 Park Falls Lane
 - 3rd- 2964 Rustic Pier
 - Best Children’s Theme
 - 1st- 2991 Rising Tide
 - 2nd- 1184 Rustling Wind
 - 3rd- 2910 Auburn Creek
 - Best Christmas Theme
 - 1st- 3265 Gladewater
 - 2nd- 904 Schooner Cove
 - 3rd- 2908 Royal Bay Court
 - The finalists for Residents favorite are 1286 Evening Bay Lane, 2991 Rising Tide and 3265 Gladewater. A survey will be sent out to residents via e-blast and Facebook for residents to vote for their overall favorite decorations
- Meeting Dates have been set for the second Tuesday of each month starting January 2021 at 7:00 p.m.

HOMEOWNER FORUM

Homeowners present were given the opportunity to address the board and ask any questions. Questions were asked regarding mailboxes, RAC, Spectrum AM, and the line of credit for the association.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 8:07 PM

NEXT MEETING DATE

The next meeting of the Board of Directors will be Tuesday, January 12, 2021.

Alfred Donaldson

Tiffany Sanford

01 / 15 / 2021

LOSSH representative

Spectrum representative

Date