

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

February 9, 2021

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 February 9, 2021 (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 6:05 p.m.

EXECUTIVE SESSION

The board reviewed the aging report and approved to escalate the following accounts to the attorney for further collection escalation: 8933603287, 8936203105, 8934603133, 8936603203, 8932103264, 8931300615, 8934603132, 8935500880, 8932702909, 8936102901

Motion- Alfred, Second- Vikki, 5-0

The board unanimously voted to stop legal pursuit of the records potentially held by previous board members. To date the association has been unsuccessful in recovery of accounts and records. The board no longer wishes to legally pursue the documents. Any records related to these accounts and documents will not be recoverable due to a lack of access by the association.

GENERAL SESSION

The general Session was called to order at 7:04 p.m.

AGENDA APPROVAL

A motion was made to add the Pool Management Contract to the agenda under new business. Motion- Gerald, Second- Melanie, 5-0

MINUTES APPROVAL

The Board reviewed the minutes from the January 12, 2021 meeting. Motion to approve-Gerald, Second-Vikki, 5-0 motion passes.

FINANCIALS

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

OLD BUSINESS

- Actions taken since last board meeting:
 - Approval for light fixture replacement at the pool house
 - Approval to clear the concrete fence lines of all vegetation on 96 near the storage buildings and near McDonalds, on South Shore Harbour near the power line easement and at the far north end of South Shore Harbour.
- Tiffany Sanford provided an update on the pressure washing. Due to the wet weather, it has been difficult to get the project finished without damaging the landscaping. When the ground is dry, they will return with a longer wand to finish up 96.
- The board reviewed the landscaping maintenance proposals from the three finalists- TexScapes, SV Multi Services and Berkshire Management. The motion was made to select the proposal with two mulchings per year from TexScapes for the landscaping contract. Motion- Gerald, Second- Richard, 5-0
- Alfred Donaldson provided an update on the fencing policy. The board has approved to have the fencing surveyed to determine if it was built in the correct locations according to the annexation agreements. Once the survey is complete the board will be able to proceed with the fencing policy.
- The motion was made to select the following candidates to serve on the RAC committee: Section 1 Summer Shores- Jeff Harrison, Section 2 South Point- Carol Evans, Section 3 South Lake- Erik Papaleo, Section 4 Waterside- Kim Gerry, Section 6 Waterside North- Drusilla Rosales, Section 7 Shoreline Cove- Alex Kanelakos, Section 8 Oak Harbor- Scott Cady, Section 9 Compass Cove- Gerald Killian (looking for non-board rep), Section 11 South Bay Village- Kristin Majewski. Still need reps for 5, 9 and 10. Motion- Gerald, Second- Melanie, 5-0
- Alfred provided an update on the fence repairs along 96. The board has authorized the landscaping company to remove all vegetation along the concrete fencing to ensure there is no additional damage to the fencing. The board is reviewing the cause of the damage so that it can be remedied prior to the fencing being fixed.
- Alfred also provided an update on the bylaw amendments. The Board is currently working to draft the amendments and will hold town hall meetings to discuss the amendments prior to opening the vote for homeowners. More information to come on this topic soon.
- The Board had previously announced a vacancy on the ACC committee and requested interested parties to contact Spectrum AM. The motion was made to appoint Tanya McGinnis to the ACC committee. Motion- Alfred, Second- Melanie, 5-0

NEW BUSINESS

- Richard Hipp announced that the Landscaping Committee is in the early stages of development. The committee would be co-chaired by Richard and Melanie. Anyone interested in serving on the Landscaping Committee should complete the committee application and return to Spectrum AM. The committee will be modeled similarly to the RAC with one member per section.
- MUD #7 contacted the association regarding the maintenance of Tucker Lake and has requested the association to present a plan to the MUD for how the lake would be used and maintained by the association. Any homeowners who have suggestions or comments regarding this proposal should send them to Spectrum AM.
- Melanie requested that the RAC look at the possible addition of monuments at the entrance to the community at Brook Arbor and South Shore Blvd.

- The pool renewal contract from Gulf Coast Aquatics was reviewed by the board. They requested additional bids for the renewal.

HOMEOWNER FORUM

Homeowners present were given the opportunity to address the board and ask any questions. Questions and comments included: Pressure washing of the concrete fencing was looking very nice, who controls the irrigation of the common areas- the landscape management company, site inspections around the lakes- how frequently are they completed- quarterly, and comments regarding landscaping opportunities.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 8:31 PM

NEXT MEETING DATE

The next meeting of the Board of Directors will be Tuesday, March 9, 2021.

Alfred Donaldson

Tiffauy Sanford

03 / 15 / 2021

LOSSH representative

Spectrum representative

Date

Signature Certificate

Document Ref.: S3FGV-XUIDX-XSENS-UUDSC

Document signed by:

	Tiffany Sanford Verified E-mail: tsanford@spectrumam.com	<i>Tiffany Sanford</i>
IP: 107.77.218.64 Date: 15 Mar 2021 20:39:38 UTC		

	Alfred Donaldson Verified E-mail: president@lakesofsouthshoreharbour.com	<i>Alfred Donaldson</i>
IP: 73.6.130.68 Date: 15 Mar 2021 23:54:10 UTC		

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