

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

April 13, 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 April 13, 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 6:00 p.m.

**EXECUTIVE SESSION**

The board reviewed the engagement letters provided by potential attorneys and approved to switch representation for the association to Lang and Associates.

Motion- Rich, Second- Melanie, 5-0

The board reviewed the variance request and approved for 8932202965.

The board reviewed the variance request for 8932103263 and requested additional information.

**GENERAL SESSION**

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

**AGENDA APPROVAL**

A motion was made to add Fountain Repair/Replacement and Pressure washing the pool house to the agenda under new business. Motion- Gerald, Second- Melanie, 5-0

**MINUTES APPROVAL**

The Board reviewed the minutes from the March 9, 2021 meeting. Motion to approve-Gerald, Second-Melanie, 5-0 motion passes.

**FINANCIALS**

The board and homeowners were presented with the financials for February 2021.

## OLD BUSINESS

- Actions taken since last board meeting:
  - Letter sent out regarding pool season and wristband requests
  - Pool house repairs
- The survey of the fencing along Austin Street has been received and reviewed by the board. Some areas of the fencing are on the associations reserve property and some of the fences are on the property line.
- RAC- Gerald updated the community that the RAC are working to finalize some recommendations to present to the Board of Directors.
- An update was provided on the concrete fencing repairs. Tiffany has located the builder of the fence and he has indicated that it is a very large project to repair the fencing along Austin. When he is back in town a meeting will be scheduled between the vendor and the board to discuss the project.
- Alfred also provided an update on the proposed bylaw amendments and some of the items that have been discussed.
- Landscaping Committee- The landscaping committee is still looking for members, if anyone is interested, please send your information to Spectrum AM.
- The board announced that due to the fencing and the landscaping that needs to be replaced, it will not be submitting anything to the MUD in the near future regarding Tucker Lake.
- The 2021/22 budget was reviewed and approved to remain at \$0.21 per square foot for a total homeowner assessment income of \$668,850.00. Motion- Alfred, Second- Rich, 5-0

## NEW BUSINESS

- Tiffany provided an update on pool season and the process to request wristbands for the community pool.
- Proposals were presented to repair and replace the fountain that was out. The board approved the proposal from Lake Management to repair the fountain. Motion- Vikki, Second- Gerald, 5-0
- Proposals were presented to pressure wash the pool house and pool area. The proposal from Kleaning America was approved. Motion- Alfred, Second- Melanie, 5-0

## HOMEOWNER FORUM

Homeowners present were given the opportunity to address the board and ask any questions. Questions and comments included: landscaping, pet waste stations, RAC committee, pets, and fencing.

## OPEN MEETING ADJOURNMENT

Open session was adjourned at 9:44 PM

## NEXT MEETING DATE

The next meeting of the Board of Directors will be Tuesday, May 11, 2021.

*Alfred Donaldson*

LOSSH representative

*Tiffany Sautford*

Spectrum representative

05 / 12 / 2021

Date



# Signature Certificate

Document Ref.: CKGR3-BQXOV-UR9RS-CY7VG

Document signed by:

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