

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

April 2, 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 April 2, 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:

- Rob Schuler
- Claudia Foutz
- Mike Lee
- Cindy Pratt
- Allison McIntyre

Absent with apologies was:

- N/A

Representing Spectrum Association Management, LP was:

Community Manager- Betty Fiala

DETERMINATION OF QUORUM

A quorum of Board members was announced, and the open board session meeting was called to order at 12:10 P.M.

MINUTES APPROVAL

The Board reviewed the minutes from the February meeting, and they were unanimously approved as presented.

- Motion: Mike Lee
- Second: Allison McIntyre
- All in favor; motion passes

HOMEOWNER FORUM

There were several homeowners present. Topic of discussion was the fence.

GENERAL BUSINESS

- Pool and tennis court access. Two proposals were presented from Quick Pass and Sixth Man Construction. These proposals were tabled pending more information on turnaround and the feedback from others who have used these companies.
- Electrical repairs at Hwy. 96 and South Shore Blvd.
 - Proposal was presented from McWilliams electric for a total of \$1120 for the repairs. Board would also like a quote for additional electrical repairs that were not listed previously.
 - Motion: Allison McIntyre
 - Second: Cindy Pratt
 - All in favor, motion passes
- Motion made to move special assessments and community improvement fund from Executive session to Open session.
 - Motion: Allison McIntyre
 - Second: Mike Lee
 - All in favor, motion passes
- Concrete fencing
 - Cindy Pratt discussed the issues with the concrete wall. Motion was to accept a immediate repair & get a second quote.

- Motion: Claudia Foutz
 - Second: Mike Lee
 - All in favor, motion passes
- Tennis court benches
 - Cindy would like to get estimates to replace the benches at the tennis courts
 - Motion: Cindy Pratt
 - Second: Allison McIntyre
 - All in favor, motion passes
- Pool Rule Adoption
 - Pool rules were presented to be filed with the County. If the board decides to move to pool access cards, we will need to refile with County with updated verbiage.
 - Motion: Claudia Foutz
 - Second: Cindy Pratt
 - All in favor, motion passes
- Lighthouse Project
 - Two proposals were presented to the board to repair the lighthouses. Motion was made to accept the proposal from McWilliams electric for all electrical work and for Pure Pressure to do the pressure washing of the lighthouses and monuments.
 - Motion: Claudia Foutz
 - Second: Allison McIntyre
 - All in favor, motion passes
- Association records
 - Board was presented with a proposal from DocuPros to begin digitizing all records currently stored in the storage unit. Proposal consisted of 40,000 pages for \$1,1667.05. Once we have gone through the paperwork we will see if more is needed.
 - Motion: Claudia Foutz
 - Second: Mike Lee
 - All in favor, motion passes
- New website launch
 - Currently there is a homeowner who is taking additional photos to be added to the website. Rob Schuler will be reviewing for a final edit of the website and working with Alyson McIntyre to communicate any additional updates that are needed. Items that mentioned to be added were the MUD link and the Facebook page for any villages that have a current page.
- FenceCrete
 - Board was presented with a presentation from FenceCrete to build a brick wall for the community.
- Special assessment options and community improvement fund
 - Rob spoke about the different options that were available to the association to work on improvements within the community such as the brick wall.
 - Loans, community improvement fund, and special assessments were discussed as ways to fund the improvements needed.

OPEN MEETING ADJOURNMENT

- Open session was adjourned at 2:23 PM

EXECUTIVE SESSION

- Aging accounts
 - Board voted to waive the balance of 66 accounts with small balances.
 - Motion: Cindy Pratt
 - Second: Alyson McIntyre
 - All in favor, motion passes
- Accounts with legal

- 23 accounts were voted to give the attorney authorization to file suit effective April 8th.
 - Motion: Rob Schuler
 - Second: Alyson McIntyre
 - All in favor motion passes
- 2 accounts were voted to give the attorney authorization to file foreclosure once the order is lifted restricting foreclosures.
 - All in favor, motion passes
- CPA section for taxes
 - Board voted to continue with Thomas March as the CPA to complete 2019 taxes.
- Board will be closing all unused bank accounts. Rob will be getting 12 months statements for each account prior to closing.
- Board voted to move legal POC to Spectrum Association Management.
- Mike Lee discussed homes along the lakes that had overgrown foliage. After the discussion it was decided that Mike would send Betty the addresses so the homeowners can be issued a letter to inform them that the HOA will be trimming the trees.
- Board would like 7 private property signs to be posted at tennis court, playgrounds, and Tucker Lake.
- Board would like the 20 signs from storage to be placed along the walking trail. Signs state, “Shared sidewalk bikes yield to pedestrians”.

EXECUTIVE MEETING ADJOURNMENT

- With no other business to discuss, the Board adjourned the meeting at 4:18 P.M.

OPEN MEETING

- Open board meeting was called to order to announce 23 accounts will be sent to the attorney to file suit and 2 accounts have been authorized to file foreclosure.

ADJOURNMENT

- With no other business to discuss, the Board adjourned the meeting at 4:19 P.M

NEXT MEETING DATE

Due to the COVID-19 the next meeting date has yet to be decided.

LOSSH representative

Spectrum representative

Date