

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

June 14, 2022

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 June 14, 2022 (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
- Vikki Marsh
- Melanie Graves
- Richard Hipp
- Valerie Anderson

Representing Spectrum Association Management, LP was:
Community Manager Linda Kondziela

EXECUTIVE SESSION

The Board of Directors reviewed the legal status report, and no action was needed.

The Board of Directors reviewed the current Violation List and approved to take the following action: account 893 [REDACTED] board approved to continue to escalate the violation instead of enforce mow and account 893 [REDACTED] to change the details of the violation and regenerate the violation.

The Board of Directors reviewed the aging report and approved to escalate the following account 893 [REDACTED] to a 209 letter and to the attorney for further escalation if not corrected. Motion to approve – Alfred, Second – Melanie, 5-0.

The Board of Directors reviewed one homeowner request and requested additional information from the homeowner before making their decision. They also discussed several other topics which included, annual meeting, contracts, and the entrance palms that will be installed.

EXECUTIVE ADJOURNMENT

Executive session was adjourned at 6:55 p.m.

DETERMINATION OF QUORUM

A quorum of Board of Directors was announced, and the board meeting was called to order at 6:59 p.m.

AGENDA APPROVAL

A motion was made to approve the agenda with no changes.
Motion to approve – Alfred, Second – Valerie, 5-0

MINUTES APPROVAL

Announcement was made that the May Board Meeting Minutes were approved via email and posted on the Spectrum and Community websites.

FINANCIALS

The board and homeowners were presented with the financials for April 2022.

OLD BUSINESS

- **Actions between meetings:**

Linda Kondziela, Community Manager provided an update on actions taken between meetings, the Board of Directors approved the following: Meeting Minutes for the May Board meeting and the Special Meeting Minutes that was held on May 26, 2022.

Resident Advisory Committee: Valerie provided the following updates: Currently the committee is waiting on a few proposals and the committee approved to hire a company that will display flags in the community on five different holidays.

Landscape Advisory Committee: Richard provided the following updates: The new palms will start getting installed at South Shore Blvd and League City Parkway entrance on June 22 & 23 and the removal of the existing palms will be completed by Tuesday, June 21st. There are still irrigation issues that are being addressed in the community and they have requested for TexScape to prove a proposal to grind the stumps along South Shore Blvd and a few on Austin Street.

- **Tennis Court Repairs:** Linda Kondziela, Community Manager provided an update on the tennis court repairs, there are a lot of different contractors that will be involved with the project, and she is still waiting on Classic Sports to provide the schedule and start date.
- **MUD/Lakes:** Steven Day, MUD Secretary provided an update on the Kroger Lake project. Steven announced that a new engineering firm was hired, the project had recently started and the estimate to complete the entire project is three-four months. Steven also mentioned that the MUD had a third party review the Austin Lake and determined that it was not structurally sound but had no major issues. The project to fix Austin Lake was something the MUD Board of Directors will be working on in the future. For more information and MUD meeting dates, please visit <http://www.sshmud7.org/>

NEW BUSINESS

- **Playground:**

- **Inspection Report** - Recently the Board of Directors received the playground inspection reports for all four playgrounds. The report is large and very details, so they are needing more time to go over everything in the reports. Over the next few months, they will be working with vendors to get proposal on the repairs needed and will provide updates on the progress at the monthly meetings.
- **Kiddie Mulch** - The Board reviewed two kiddie mulch proposals and approved to move forward with McKenna Contracting at the amount of \$6,555 with the stipulation that work is completed within 30 days of the proposal being signed. Motion - Alfred, Second - Valerie, 5-0.

- **Tree Trimming:** After receiving a warning from the City of League City about the trees along South Shore Blvd needing to be trimmed, the Board of Directors reviewed three proposals to trim the trees throughout the community. The board approved to move forward with The Urban Foresters at the amount of \$14,613.75 with the following changes: remove the palm tree removal from proposal and add that the work would be completed within 30 days from the date the proposal was signed. Motion - Alfred, Second - Richard, 5-0
- **Fence Repairs:** Alfred, President explained the Texas law around who is financially responsible for damaged due to acts of nature. The board has requested that Concrete Fence Systems walk the

concrete fence in the community and provide two proposals: one for all remaining repairs and one for the damage done by the palm tree on Rustic Pier Lane.

- **Annual Meeting:** Announcement was made that the Annual Meeting will be held on August 9, 2022, and online voting will be offered. The location is still being determined and there are two open board positions.

HOMEOWNER FORUM

- Homeowners present were given the opportunity to address the board and ask any questions. Questions and comments included: If the yard of the month would be coming back and discussion on who would be responsible for selecting the home(s).

OPEN MEETING ADJOURNMENT

Open session was adjourned at 8:09 p.m.

EXECUTIVE SESSION (cont.)

Executive session was reconvened at 8:10 p.m. to discuss logistics of annual board meeting and concluded at 9:11 p.m.

NEXT MEETING DATE

The next board meeting will be on Tuesday, July 12, 2022.

LOSSH representative:

Alfred Donaldson

Spectrum representative:

Linda Koudziela

Date:

2022-10-18