

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

June 30, 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 June 30, 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 board meeting was called to order at 04:06 PM

EXECUTIVE SESSION

- Advisement from Chris
 - Chris expressed concern with board members posting on social media. It was recommended that board members do not post on social media. All board members were told they are not to discuss any confidential information that is talked about during executive session.
 - Chris informed all board members that they are welcome to call him as they are his client. If the phone call will require the attorney’s office to bill, then the board member will be asked to send their questions to Spectrum to go through the legal department to request their answers.
- Statement of professionalism
 - Tiffany Sanford gave a statement of professionalism to the board of directors.
- Code of ethics
 - A code of ethics was presented to the board for review. These will be sent to each board member through Docusign for signature.
- Homeowner account
 - Legal status report-1 account has been presented to the board for the attorney to proceed with posting the property for foreclosure. Motion passed.
- Resolution to file the current by-laws with the county. Motion passed.

EXECUTIVE MEETING ADJOURNMENT

- Executive session was adjourned at 4:49 PM

RECAP OF EXECUTIVE SESSION

- Attorney will be posting one property for foreclosure.
- By-laws will be filed with the county.

HOMEOWNER FORUM

- There were 107 homeowners on the call.

- Expenses
- Fence
- Financing of projects
- Federal HOA grants

Homeowner forum was adjourned at 5:32 PM

AGENDA REVIEW

The Board reviewed the agenda and voted to move the following topic items.

- Consider bank terms/line of credit to finance wall was moved from new business to old business.
- Rephasing and timing of improvement projects was tabled until the next meeting.
- MUD7 status of lake repairs and estimates was tabled until the next meeting.

MINUTES APPROVAL

The Board reviewed the minutes from the May 22nd meeting, and they were unanimously approved as presented.

FINANCIALS

The board and homeowners were presented with the financials for May 31, 2020.

- Cindy Pratt requested a note be added to the final statements of accounts, and the date of the wire transfers for Wells Fargo, Texas First, and Bancorp were completed on.

OLD BUSINESS

- Motion was made to accept 9A-9H as items passed since last meeting by Rob Schuler
 - A. Tree transplant/sidewalk repair
 - B. Payment of Clark Condon
 - C. Pool opening
 - D. Tennis court locks
 - E. Town hall meetings
 - F. Insurance appraisal
 - Replacement cost valuation completed by National Appraisal Partners on July 22, 2020.
 - G. Lake Maintenance repairs
 - H. Brick fact sheet
 - Items B, and E were asked to be removed from the motion and the remaining items A, C, D, F, G, and H would be ratified.
 - Items B, and E were ratified with the notations that they were not approved by the board prior to the actions which caused expenses to the HOA.
- Motion was made to have Spectrum issue an RFP to two of the fence bidders from MUD to immediately replace Hwy. 96 fence from Columbia Memorial to the apartments with 7 ft. brick fence that coordinates with bridge and be paid out of existing reserves in alignment with reserve study. Allison made the motion and it was seconded. The motion did not pass.
- Motion was made to accept the New First Bank terms for a line of credit for brick fencing and inform the MUD we have secured funding, with the understanding that funds will be drawn, if desired, only to address Highway 96 and Columbia Memorial Parkway with board approval. Claudia made the motion and the motion passed.

NEW BUSINESS

- The Board of Director's were presented the 2020/2021 budget. Claudia made the motion to approve the budget and the motion passed.
- The Board of Director's were updated on the pool opening, it was advised that due to the number of homeowners attending we could do away with the reservation system. Allison motioned to end reservations for the pool effective July 5th. Motion passed.
- Motion was made to form a RAC with the mission to develop and present new brick fencing recommendations to the board as well as funding opportunities to assist in a full community fencing project. Claudia made the motion and it was passed. Claudia requested that Allison send her the charter they had already come up with. Claudia and Allison will be working to develop this committee.

- Cindy proposed to the board to expand the board to 7 members. This item was tabled until next meeting to allow for more research and discussion.

HOMEOWNER FORUM

- Homeowner forum was continued
 - Fencing
 - Board projects
- Homeowner forum was adjourned at 9:00 PM

OPEN MEETING ADJOURNMENT

- Open session was adjourned at 9:02 PM

NEXT MEETING DATE

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

LOSSH representative

Spectrum representative

Date