

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

July 12, 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 July 12, 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 also reviewed accounts 893 [REDACTED] and 893 [REDACTED] and approved the Authorization to File Suit against both Property Owners. Motion to approve – Alfred, Second – Melanie, 5-0.

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

The Board of Directors reviewed the aging report and approved to escalate the following accounts 893 [REDACTED] and 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 a homeowner property improvement request and gave approval for the Architectural Control Committee to deny the request and provided requirements for the homeowner based on the Architectural Control Guidelines. Motion to approve Alfred, Second – Melanie, 5-0

EXECUTIVE ADJOURNMENT

Executive session was adjourned at 6:57 p.m.

DETERMINATION OF QUORUM

A quorum of Board of Directors was announced, and the board meeting was called to order at 7:01 p.m.

AGENDA APPROVAL

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

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on June 14, 2022. Motion to approve – Melanie, Second – Vikki, 5-0

FINANCIALS

The board and homeowners were presented with the financials for May 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: Emergency pool playground repair for \$92.01, approval of Annual meeting notice and ballot, emergency irrigation repair on South Shore Blvd for \$1065.85 and two Dog Waste Depot invoices totaling \$289.66.
Resident Advisory Committee: Valerie provided the following updates: Over the July 4th weekend the local boy scout troops placed flags throughout the community, this initiative was provided by one of the RAC members and will be done for all other national holidays. The RAC is working on a few ideas to present to the board and will plan to share when they have more details pulled together.
Landscape Advisory Committee: Richard provided the following updates: The LAC Charter has been revised and will be presented in the September meeting for board approval. TexScape to clean up the plants at the pool.
- **Tennis Court Repairs:** Linda Kondziela, Community Manager provided an update on the tennis court repairs, the perimeter post will arrive in early August, the removal of the lights will be complete by the end of July. After the fence repairs and new gate install are completed, the contractor will be scheduling the court resurfacing and the new nets will be installed.
- **MUD/Lakes:** The remaining two fountains in Kroger Lake will be removed this week for the contractor to install the bulkhead. There was continued discussion about Tucker Lake and the trespassing issues. The board has requested that Linda, Community Manager start the process of getting proposals to fence in the lake.

NEW BUSINESS

- **Tree Stump Removal:** The Board of Directors reviewed the proposal 24459 from TexScape to remove approximately 27 tree stumps throughout the community. The Board approved the proposal for \$1409.42 plus an additional \$250.00 as contingency if any additional stumps are discovered. Motion to approve – Richard, Second – Melanie, 5-0
- **Fence Repairs:**
 - Concrete Fence: Linda, Community Manager will be meeting with the concrete fence contractor on Thursday, July 14th to walk the community to determine the remaining fence repairs needed. Top priority is to repair the two areas missing panels first.
 - Wood Fence: The Board of Directors requested that Linda arrange a meeting with Elite Fencing to walk the fence to determine any needed repairs. Once repairs have been completed the board has requested a second walk to determine any missed repairs from first walk.
- **Annual Meeting:** Announcement was made for the upcoming Annual Meeting on August 9th at 7:00 at the Watershed Church. Meeting notices and ballots have been sent out and homeowners should have already received the notice via email and notices will arrive via mail over the next week.

- **Security Cameras:** The Board of Directors discussed the need to have security cameras around the pool, tennis court and playground area. The board requested proposals to determine the cost to have cameras installed.
- **Irrigation Replacement:** The Board of Directors discussed the consistent issues with the current irrigation system. The board has requested proposals from companies that specialize in installing irrigation systems. To help create the RFP for the project, a workshop will be held in the next few weeks to create a map of the landscaped areas and water meter/back flow locations.
- **Delegation Authority to Spectrum:** The Board of Directors discussed the need to give the authority to Spectrum to approve the cost of emergency issues up to a specific amount. Alfred to draft the requirements and the Board will present in the September meeting.

HOMEOWNER FORUM

- Homeowners present were given the opportunity to address the board and ask any questions. Questions and comments included: Upcoming community events and ideas for the Annual Meeting.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 8:34 p.m.

NEXT MEETING DATE

The next meeting will be the Annual Meeting held on Tuesday, August 9, 2022.

LOSSH representative:

Alfred Donaldson

Spectrum representative:

Linda Koudziela

Date:

2022-10-17