

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

September 13, 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 September 13, 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 three dispute/waiver request and approved to waive the delinquent interest on all three accounts.

The Board of Directors reviewed the violation report and approved to escalate account 893 [REDACTED] to a 209 letter and to the attorney for further escalation if not corrected and close account 893 [REDACTED]. Motion to approve – Melanie, Second – Alfred, 4-0.

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 – Melanie, Second – Alfred, 4-0.

EXECUTIVE ADJOURNMENT

Executive session was adjourned at 7:00 p.m.

DETERMINATION OF QUORUM

A quorum of Board of Directors was announced, and the board meeting was called to order at 7:03 p.m.

AGENDA APPROVAL

A motion was made to approve the agenda with the following changes: add events to old business on all future agendas and delegation authority to Spectrum Association Management. Motion to approve – Alfred, Second – Melanie, 5-0

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on July 12, 2022. Motion to approve – Melanie, Second – Valerie, 5-0

FINANCIALS

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

OLD BUSINESS

- **Actions between meetings:** There was no action taken between meetings.
Resident Advisory Committee: Valerie provided an update on the Tennis Courts; all work is complete except for the install of the new gate and covers over the bottom of each light pole. Homeowner sent communication that the pickle ball lines are not correct to use the existing tennis court nets. Linda, Community Manager will reach out to the vendor to get options to fix the lines. The Board also agreed due to safety reasons to keep the tennis courts locked until the card access device is installed.
Landscape Advisory Committee: Richard provided an update on holding the next LAC meeting next month and irrigation continues to be an issue.
- **Tennis Court Repairs:** The Board of Directors reviewed two proposals for the tennis court card access device and requested the following before making a final decision: monthly cost of Wi-Fi, monthly cost of Door King device, third proposal and confirm that cards are included in the DCS proposals.
- **MUD/Lakes:** Steven Day provided an update on Kroger Lake and stated that the construction is still underway, and all repairs will be addressed after the construction is completed. For updated information, homeowners are encouraged to look at the MUD 7 website. Mr. Day also mentioned there is an open position on the MUD 7 board if anyone is interested.
- **Events:** Linda Kondziela, Community Manager announced the following upcoming events:
October 4th - National Night Out
October 15th - Fall Neighborhood Community Garage Sale
December 10th - Neighborhood Christmas Event

NEW BUSINESS

- **Maintenance Proposals:** The Board of Directors reviewed five proposals for community maintenance:
 - Tree Root Removal by Sailwind Lane & Ocean Manor – The Board approved the TexScape proposal in the amount of \$579.14. Motion to approve – Valerie, Second – Alfred, 5-0
 - Tree Trimming Pool Playground Pavilion -The Board approved the TexScape proposal in the amount of \$1055.44. Motion to approve – Alfred, Second – Valerie, 5-0
 - Irrigation Repairs Austin/South Shore Blvd – The Board approved the TexScape proposal in the amount of \$3894.84. Motion to approve – Alfred, Second – Melanie, 5-0
 - Sod and Steel Edging on Austin Lake at Cayman Bend – The Board reviewed the proposal from TexScape and would like to get more details on how to fix the problem long term.
 - Dead Pine Tree Removal at Meadow Pkwy/Jordan Creek – The Board reviewed the proposal from TexScape and requested proposals to clean up/remove all interior community trees.
- **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. The Board approved to increase the amount for "unbudgeted expense items" per the contract to \$3,500.

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, October 11, 2022.

LOSSH representative:

Alfred Donaldson

Spectrum representative:

Linda Koudziela

Date:

2022-10-17
