

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

September 17, 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 September 17, 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
- Cindy Pratt
- Allison McIntyre
- Claudia Foutz
- Mike Lee

Absent with apologies was:

- N/A

Representing Spectrum Association Management, LP was:

Customer Relations Manager-Tiffany Sanford

DETERMINATION OF QUORUM

A quorum of Board members was announced, and the board meeting was called to order at 12:07 p.m.

AGENDA APPROVAL

The Board reviewed the agenda and a motion was made to add pressure washing of the cement fencing and playground maintenance at the beginning of new business as items 6 and 7. Motion- Rob, Seconded- Mike, motion passes 3-2

- The requested addendum to discuss the special meeting was rejected by a 3-2 vote.
- A meeting to discuss the Special Meeting request has been previously scheduled with Spectrum, association counsel and the Board.

MINUTES APPROVAL

The Board reviewed the minutes from the August 11, 2020 meeting. Motion to approve-Rob, Second-Allison, 5-0 motion passes.

FINANCIALS

The board and homeowners were presented with the financials for August 2020.

OLD BUSINESS

- Actions taken since last board meeting, motion to accept 4- a-d, motion Rob, seconded Claudia, vote 4-0, Mike recused himself from the vote
 - Tennis court screen repairs
 - Official communication e-blast

- Annual meeting date set as October 14
- Landscape RFP was approved and will be posted on Monday, September 21.
 - Mike has recused himself from discussions related to the landscaping discussion
- Motion to take up the June Meeting minutes for discussion and possible addendum. The motion is to acknowledge the June minutes notation in old business regarding items B & E was not accepted. Items B & E were ratified without exception and actions were indeed properly executed by the board. Motion Rob, Second- Mike, motion passes 3-2

NEW BUSINESS

- Motion to approve Sixth Man \$2500 bid to pressure wash all of the existing concrete fencing in the community. Motion Allison, Second- Mike, motion passes 4-1
- Motion to have all of the playgrounds inspected, to have inspections completed annually, and to approve up to \$10,000 for repairs. Motion Claudia, Second Mike, motion passes 5-0
- Motion to take up the fence resolution in the board packet for discussion. Motion- Rob, second- Claudia
 - Motion to adopt the fencing resolution as presented that transparently and plainly specifies fencing under our associations ownership and maintenance responsibility across the community with edits to remove fencing along Columbia Memorial Parkway, Brook Arbor and the commercial area that are not currently specified under association management. Motion Rob, motion fails
 - Motion to table the fencing resolution pending further discussion, revisions, implications, and reparations of ownership. During this time if there are any homeowners that have repairs needed to their fence that are the responsibility of the association, they should contact Spectrum AM so that a vendor can evaluate. This policy will be discussed and ready for the next board meeting. Motion Claudia, Second Allison, motion passes 5-0
- Community Garage sale was set to October 24, 8 a.m.- 4:00 p.m., signs will be put out, and the information will be added to Facebook, website and e-blast

HOMEOWNER FORUM

77 homeowners joined the call and inquired about previous budgets, meet the candidate event and the annual meeting.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 3:11 PM

NEXT MEETING DATE

The next meeting date has not been set.

Alfred Donaldson

Tiffany Sanford

12 / 23 / 2020

LOSSH representative

Spectrum representative

Date

Signature Certificate

Document Ref.: LKWVB-HG6AR-RA4N8-85ZAA

Document signed by:

	Tiffany Sanford Verified E-mail: tsanford@spectrumam.com	<i>Tiffany Sanford</i>
IP: 73.136.33.206 Date: 23 Dec 2020 22:29:19 UTC		

	Alfred Donaldson Verified E-mail: adon31@aol.com	<i>Alfred Donaldson</i>
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Document completed by all parties on:

24 Dec 2020 04:26:58 UTC

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