

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

February 14, 2023

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 February 14, 2023 (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
- Valerie Anderson
- Melanie Graves

Richard Hipp – absent with apologies.

Representing Spectrum Association Management, LP was:

Community Manager Linda Kondziela

EXECUTIVE SESSION

The Board of Directors reviewed an ACC appeal and discussed the request with the homeowner. The appeal was approved with stipulations.

The Board of Directors reviewed the violation report and approved to escalate 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, 3-0.

The Board of Directors reviewed the aging report, and no formal decisions were made at the time of the meeting.

EXECUTIVE ADJOURNMENT

Executive session was adjourned at 6:59 p.m.

DETERMINATION OF QUORUM

A quorum of Board of Directors was announced, and the board meeting was called to order at 7:00 p.m.

AGENDA APPROVAL

A motion was made to approve the agenda with no changes, Motion to approve – Melanie, Second – Vikki, 4-0

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on January 10, 2023, and a motioned was made to approve the minutes with no changes. Motion to approve – Melanie, Second – Valerie, 4-0

FINANCIALS

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

OLD BUSINESS

- **Actions between meetings:** No action was taken between meetings.
- **Resident Advisory Committee:** Announcement was made that there was a volunteer for section one and the Board of Directors agreed to appoint Ms. Smith to the position. Motion to approve – Alfred, Second – Melanie, 3-0.
- **Tennis Courts:** The Community Manager, Linda Kondziela provided an update on the tennis court gate and that the gate has been fixed and the courts are open. If you are needing to pick up your access card, please stop by the League City - Spectrum Association Management office.
- **MUD/Lakes:** Cindy Pratt representing the MUD Board provided an update per the MUD meeting that took place earlier in the day. Bulkhead project at Kroger Lake – Work is still being done and expected to be finishing up in the next few months. The MUD is very aware of the damage, repairs and debris that is currently around the lake, and they are working with the contractors to resolve the issues. For Austin Lake - the MUD is still moving forward with determining a plan. For Tucker Lake - the MUD engineer has a few fence options and will be presenting to both MUD and LOSSH Board of Directors.
- **Events:** The following events dates were announced: Spring Garage Sale March 25th and Easter Event April 1st.
- **Playgrounds:** The Board of Directors are still reviewing the playground proposals and will have an update at the next meeting.
- **Landscape:** For the landscape maintenance contract, four companies submitted proposals. The four original bids are listed below:
 - **Yellowstone Landscape \$518,824**
 - **Horticare Landscape \$430,521**
 - **Superior Lawn \$271,071**
 - **TexScape \$280,005**

In the January Board Meeting after reviewing all the above proposals the Board of Directors requested that TexScape provide an updated proposal to match the current yearly schedule of 42 weeks, extend the contract terms from 12 months to 28 months and add trash pickup on winter off weeks. The board reviewed the updated proposal which decreased the yearly cost to \$252,004.72. The Board of Directors approved the new updated contract terms with TexScape. Motion to approve – Melanie, Second – Alfred, 3-0.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 7:35 p.m.

NEXT MEETING DATE

The next meeting will be the Board Meeting held on Tuesday, March 14, 2023.

LOSSH representative:

Alfred Donaldson

Date:

2023-04-13

Spectrum representative:

Linda Kondziela

Signature Certificate

Reference number: 4NW5J-G828U-GFJRZ-PBSRN

Signer

Timestamp

Signature

Linda Kondziela

Email: lkondziela@spectrumam.com

Sent:

13 Apr 2023 20:04:16 UTC

Signed:

13 Apr 2023 20:04:16 UTC



IP address: 73.32.180.19

Location: League City, United States

Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent:

13 Apr 2023 20:04:16 UTC

Viewed:

13 Apr 2023 21:17:08 UTC

Signed:

13 Apr 2023 21:17:38 UTC



IP address: 67.243.48.224

Location: Newburgh, United States

Recipient Verification:

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13 Apr 2023 21:17:08 UTC

Document completed by all parties on:

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