

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

March 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 March 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
- Richard Hipp

Melanie Graves – absent with apologies.

Representing Spectrum Association Management, LP was:

Community Manager Linda Kondziela

EXECUTIVE SESSION

The Board of Directors reviewed waiver request and approved to waive the delinquent interest on account 893 [REDACTED]. Motion to approve – Alfred, Second Vikki, 4-0.

The Board of Directors reviewed the February legal status report, and no action was taken.

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

Insurance Statement of Values – the Board of Directors reviewed the current Statement of Values for the upcoming insurance renewal and requested that additional information be provided on the values before determining the total property value.

Pool Rules – The Board of Directors reviewed the current pool rules and approved to leave them as is. Motion to approve – Alfred, Second Vikki, 4-0.

EXECUTIVE ADJOURNMENT

Executive session was adjourned at 7:02 p.m.

DETERMINATION OF QUORUM

A quorum of Board of Directors was announced, and the board meeting was called to order at 7:06 p.m.

AGENDA APPROVAL

A motion was made to approve the agenda with the following changes: add pool maintenance proposal. Motion to approve – Alfred, Second – Richard, 4-0

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on February 14, 2023 and requested that more detail be added to the landscape maintenance proposals under the section covering Landscape.

FINANCIALS

The board and homeowners were presented with the financials for January 2023.

OLD BUSINESS

- **Actions between meetings:** No action was taken between meetings.
- **Resident Advisory Committee:** Valerie previously sent the board an invoice for the Boy Scout Troop 2322 to place flags out in the community on five holidays throughout the year. The board reviewed and approved the invoice for \$1260. Motion to approve – Alfred, Second – Valerie, 4-0.
- **Landscape Advisory Committee:** Richard made an announcement that due to the irrigation not working in all areas of the community that there was no need at this time to have a Landscape Advisory Committee.
- **Tennis Courts:** The Board of Directors reviewed the tennis court sign and asked for a few changes.
- **MUD/Lakes:** Cindy Pratt representing the MUD Board provided. Bulkhead project at Kroger Lake – Work is still being done and once completed the MUD and HOA Boards will walk the lakes to determine if any other repairs are needed. There was also a discussion about how the HOA and Spectrum could help assist with getting surveys out to the homeowners. The Community Manger will reach out to MUD’s attorney and provide several options for the MUD to communicate to the homeowners.
- **Events:** The following events dates were announced: Spring Garage Sale March 25th and Easter Event April 1st from 11:00 am – 1:00 pm.
- **Playgrounds:** Announcement was made that the playground repairs were approved and that the park on Woodcock had already been completed.
- **Landscape:**
 - Tree Trimming Proposal at Rustling Wind Park – The Board of Directors reviewed a comparison sheet showing pricing from three companies to trim the trees at the park and the board approved to go with TexScape for \$1,894.38. Motion to approve – Alfred, Second – Valerie, 4-0
 - Bridge Entrance Planter Pots – The Board of Directors reviewed the proposal from Texscape in the amount \$935.28. All board members except for Richard had previously approved the proposal via email. Richard made a motion to approve.

NEW BUSINESS

- **Pool Maintenance** – The Board of Directors reviewed the proposal from Gulf Coast Aquatics to change out the sand in the filters for \$2,910.06. The board agreed it was important and approved the proposal. Motion to approve – Alfred, Second – Vikki, 4-0. The board also requested that the pool company due a survey of the pool furniture to let them know if anything needs to be replaced.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 8:22p.m.

EXECUTIVE SESSION CONTINUE

The Board of Directors reviewed all accounts that had small balances and requested for a total dollar amount to be spent over to review and determine if they want to waive the fees on those accounts.

NEXT MEETING DATE

The next meeting will be the Board Meeting held on Tuesday, April 11, 2023.

LOSSH representative:

Alfred Donaldson

Spectrum representative:

Linda Koudziela

Date: 2023-04-13

Signature Certificate

Reference number: 38ER5-5PMHF-QVUEZ-UZFEN

Signer

Timestamp

Signature

Linda Kondziela

Email: lkondziela@spectrumam.com

Sent: 13 Apr 2023 20:07:14 UTC
Signed: 13 Apr 2023 20:07:15 UTC



IP address: 73.32.180.19
Location: League City, United States

Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent: 13 Apr 2023 20:07:14 UTC
Viewed: 13 Apr 2023 21:17:52 UTC
Signed: 13 Apr 2023 21:18:58 UTC



IP address: 67.243.48.224
Location: Newburgh, United States

Recipient Verification:

✓ Email verified 13 Apr 2023 21:17:52 UTC

Document completed by all parties on:

13 Apr 2023 21:18:58 UTC

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