

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

April 11, 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 April 11, 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 (attended executive session only)
- Vikki Marsh
- Valerie Anderson
- Richard Hipp
- Melanie Graves

Representing Spectrum Association Management, LP was:

Community Manager Linda Kondziela

EXECUTIVE SESSION

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

The Board of Directors reviewed the aging report, and no action was taken.

In addition, the Board of Directors discussed the following items: Pool rebuild, additional access to Kroger Lake, fee for MUD to use Spectrum’s on-line survey/voting platform, moving the MUD update to the homeowner forum and the 2023-2024 budget.

EXECUTIVE ADJOURNMENT

Executive session was adjourned at 7:05 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 no changes. Motion to approve – Valerie, Second – Melanie, 4-0

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on February 14, 2023, and a motioned was made to approve the minutes with no changes. Motion to approve – Melanie, Second – Valerie, 4-0

The Board of Directors reviewed the minutes from the Board Meeting held on March 14, 2023, and a motioned was made to approve the minutes with no changes. Motion to approve – Richard, Second – Valerie, 4-0

FINANCIALS

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

OLD BUSINESS

- **Actions between meetings:** Irrigation repairs in the amount of \$1,475.00 and small account balances and previous owner balances to be waived in the amount of \$2,225.18.
- **Resident Advisory Committee:** Valerie stated that the Boy Scout flag that was approved in the March meeting has been paid and the flags will be placed out in the community on the following holidays: Memorial Day, Independence Day, Labor Day, Patriot Day, Veterans Day.
- **MUD/Lakes:** The Board of Directors made an announcement that the MUD update will now be held at the same time as the homeowner forum. The board agreed that the discussion around placing a perimeter fence around Tucker Lake has been put on hold due to the MUD, who owns the lake, declining to participate. Tucker lake will remain “No trespassing” until further notice.
- **Events:** The event committee is in of volunteers, please reach out to Linda the Community Manager to get more details.
- **Playgrounds:** Announcement was made that the playground repairs have been completed at the Woodcock and Brook Arbour parks. The repairs at the pool park have not been completed due to parts that are on order.
- **Landscape/Irrigation:** Linda provided an update on finding an irrigation company to give direction on where to start with the repairs. Linda has spoken with Irrigation Concepts several times and they recommended to schedule repairs for all areas that have a working controller. All other areas where the controllers are not working can be schedule in the fall when the season slows down due to these areas taking longer to trouble shoot. The Board of Directors asked for a representative from Irrigation Concepts to come to the next executive session so the board can directly speak to them before making a final decision.
- **Pool –** The Board of Directors had previously reviewed and discussed the proposals for the rebuild of the pool house from the December 2022 freeze. The insurance paid the claim out in the amount of \$44,769.34. As of date the Association has received two checks, one in the amount of \$9,624.34 and the second in the amount of \$29,592.61. The recoverable depreciation in the amount of \$3,052.39 and deductible in the amount of \$2,500 was not included in the payout. The Board of Directors shared their feedback with the homeowners on why they have decided to move forward with the contractor On Point Renovations to handle the rebuild. The board made a motion to approve the proposal from On Point Renovations in the amount of \$62,782.40.
Motion to approve – Melanie, Second – Valerie, 4-0.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 8:20p.m.

NEXT MEETING DATE

The next meeting will be the Board Meeting held on Tuesday, May 9, 2023.

LOSSH representative:

Alfred Donaldson

Spectrum representative:

Linda Koudziela

Date:

2023-05-11

Signature Certificate

Reference number: YO5EV-3GHCG-FF3RD-PUF6Z

Signer	Timestamp	Signature
Linda Kondziela Email: lkondziela@spectrumam.com Sent: 10 May 2023 18:00:31 UTC Signed: 10 May 2023 18:00:32 UTC		 IP address: 50.206.108.98 Location: League City, United States
Alfred Donaldson Email: adonaldson@lakesofsouthshoreharbour.com Sent: 10 May 2023 18:00:31 UTC Viewed: 11 May 2023 14:19:09 UTC Signed: 11 May 2023 14:19:28 UTC		 IP address: 76.30.137.113 Location: League City, United States
Recipient Verification: ✓ Email verified	11 May 2023 14:19:09 UTC	

Document completed by all parties on:
11 May 2023 14:19:28 UTC

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