

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

May 9, 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 May 9, 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 (attended open session only)
- Melanie Graves

Representing Spectrum Association Management, LP was:

Community Manager Linda Kondziela

EXECUTIVE SESSION

The Board of Directors reviewed the May legal status report and approved to move forward to file notice of property records on an existing deed restriction violation for account 893 [REDACTED]. Motion to approve – Alfred, Second – Melanie, 4-0

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

In addition, the Board of Directors discussed the upcoming Annual meeting on August 8th.

EXECUTIVE ADJOURNMENT

Executive session was adjourned at 7:03 p.m.

DETERMINATION OF QUORUM

A quorum of Board of Directors was announced, and the board meeting was called to order at 7:04 p.m.

AGENDA APPROVAL

A motion was made to approve the agenda with no changes. Motion to approve – Alfred, Second – Valerie, 5-0

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on April 11, 2023, and a motion was made to approve the minutes with no changes. Motion to approve – Melanie, Second – Vikki, 5-0

FINANCIALS

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

OLD BUSINESS

- **Actions between meetings:** Entrance palm trimming for \$3,000 and supplement/food for \$324.68, CertaPro estimate pool fence painting for \$4,504.28, CertaPro estimate entrance painting for \$6,689.85, CertaPro estimate pool shade structure painting for \$1,533.90 and delay pool opening until May 27th due to pool house rebuild.
- **Resident Advisory Committee:** There were no new updates from the RAC this month.
- **Lakes:** There were no new updates on the lakes this month.
- **Events:** The community has no planned upcoming events at this time.
- **Playgrounds/Tennis Courts:** Announcement was made that the playground repairs have been completed at the pool playground which completes all approved repairs for all the community parks. The Board of Directors reviewed the new tennis court sign and approved after the “NO” on bullet point 3 was fixed to “No”. Motion to approve - Melanie, Second – Rich, 5-0.
- **Landscape/Irrigation:** Announcement was made that the board met with Irrigation Concepts about the irrigation and more details will be shared in future meetings. An announcement was made that mulch will be install in the next few weeks.
- **Pool –** The pool house rebuild from the winter freeze is currently under way and all plumbing that was exposed has been upgraded to pex pipe.

NEW BUSINESS

- **2023 - 2024 Budget:** The Board of Directors unanimously approved a budget with an increase in annual assessments at an amount of 15% per residential lot making the rate per square foot increase to .277725 and \$884,562.73 in assessment revenue for 2023-2024. Motion to approve - Alfred, Second - Vikki, 5-0.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 7:44 p.m.

NEXT MEETING DATE

The next meeting will be the Board Meeting held on Tuesday, June 13, 2023.

LOSSH representative

Alfred Donaldson

Spectrum representative

Linda Koudziela

Date

2023-06-14

Signature Certificate

Reference number: JQAQO-VL5HR-X6CRD-QGP4F

Signer

Timestamp

Signature

Linda Kondziela

Email: lkondziela@spectrumam.com

Sent:

14 Jun 2023 21:07:21 UTC

Signed:

14 Jun 2023 21:07:21 UTC



IP address: 73.32.180.19

Location: League City, United States

Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent:

14 Jun 2023 21:07:21 UTC

Viewed:

14 Jun 2023 22:38:31 UTC

Signed:

14 Jun 2023 22:38:44 UTC



Recipient Verification:

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