

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

June 13, 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 June 13, 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 – absent during executive session.
- Melanie Graves

**Representing Spectrum Association Management, LP was:**  
Community Manager Linda Kondziela

**EXECUTIVE SESSION**

The Board of Directors reviewed the June legal status report and approved to place account 893 [REDACTED] on hold for 60 days. Motion to approve – Melanie, Second – Richard, 4-0

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

**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 – Melanie, Second – Valerie, 5-0

**MINUTES APPROVAL**

The Board of Directors reviewed the minutes from the Board Meeting held on May 9, 2023, and a motioned was made to approve the minutes with no changes. Motion to approve – Melanie, Second – Valerie, 5-0

**FINANCIALS**

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

**OLD BUSINESS**

- **Actions between meetings:** Board approved the wall lights for the pool house rebuild and approved the second payment to the pool contractor in the amount of \$28,252.08.
- **Resident Advisory Committee:** RAC requested pricing to install additional dog stations.

- **Lakes:** The MUD board and the HOA Board had the yearly lake walk on June 4<sup>th</sup>. Items that were discussed were Tucker Lake trespassing and trash, Austin Lake bulkhead repairs needed, and the final punch list for Kroger Lake.
- **Events:** The community has no planned upcoming events at this time.
- **Playgrounds/Tennis Courts:** Announcement was made tennis court gate and exit button are not working properly. The net is also in need of repair and service has been called to get all three corrected.
- **Landscape/Irrigation:** Announcement was made that the board is waiting on Irrigation Concepts to provide estimates and recommendations for the community.
- **Pool** – The pool house rebuild has been completed. The board requested ideas to replace the slide after the pool season ends.

### **NEW BUSINESS**

- **Annual Meeting:** Announcement was made of the upcoming Annual Meeting that is scheduled for Tuesday, August 8<sup>th</sup> at the Watershed Church and that the board will have two open candidate positions at this year's election.

### **OPEN MEETING ADJOURNMENT**

Open session was adjourned at 8:08 p.m.

### **CONTINUE EXECUTIVE SESSION**

The Board of Directors reconvened to continue with the executive session.

- The board reviewed four Attorney Engagement Letters and decided not to make a change at this time.
- The board discussed the commercial agreement and payment and requested for the current agreement to be sent over for review.
- The board requested proposals to remove, and stump grind all dead trees in the community.

### **EXECUTIVE ADJOURNMENT**

Executive session was adjourned at 9:20 p.m.

### **NEXT MEETING DATE**

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

LOSSH representative

*Alfred Donaldson*

---

Spectrum representative

*Linda Koudziela*

---

Date

2023-07-25

---



# Signature Certificate

Reference number: HJBW4-ACSHR-OJOJC-8H76L

## Signer

## Timestamp

## Signature

### Linda Kondziela

Email: lkondziela@spectrumam.com

Sent:

13 Jul 2023 17:10:12 UTC

Signed:

13 Jul 2023 17:10:12 UTC



IP address: 50.206.108.70

Location: League City, United States

### Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Shared via link

Sent:

13 Jul 2023 17:10:12 UTC

Viewed:

25 Jul 2023 20:45:56 UTC

Signed:

25 Jul 2023 20:46:44 UTC



IP address: 73.232.240.125

Location: Bacliff, United States

Document completed by all parties on:

25 Jul 2023 20:46:44 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 40,000+ companies worldwide.

