

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

January 9, 2024

The following meeting minutes reflect the actions taken by the Board of Directors of the Lakes of South Shore Harbour C.A. Inc. (the "Association") at the regular meeting of the Board conducted on January 9, 2024 (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
 - Paul Winton
 - Melanie Graves
- Richard Hipp & Valerie Anderson – absent with apologies.

Representing Spectrum Association Management, LP was:

Community Manager Linda Kondziela

EXECUTIVE SESSION

The Board of Directors reviewed the January legal status report and approved to move forward with the Authorization to File Suit on account 893 [REDACTED]. Motion to approve – Melanie, Second – Paul, 3-0

The Board of Directors reviewed the aging report and approved to escalate the following accounts to a 209 letter and to the attorney for further escalation if not corrected: 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED]. Motion to approve – Melanie, Second – Paul, 3-0

DETERMINATION OF QUORUM

A quorum of Board of Directors was announced, and the board meeting was called to order at 7:02 p.m.

AGENDA APPROVAL

A motion was made to approve the agenda with no changes, Motion to approve – Melanie, Second – Paul, 3-0

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on December 12, 2023, and a motioned was made to approve the minutes with the correction of 4-0 votes on the fining policy. Motion to approve – Melanie, Second – Paul, 3-0

FINANCIALS

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

GENERAL BUSINESS

Concrete Fence: The Board of Directors reviewed the proposal to repair the remaining 6-foot concrete fencing along South Shore Blvd. and due to the cost has decided to wait until more details are gathered on the pool slide replacement.

Pool Slide: The Board of Directors discussed the pool slide and reviewed several proposals. The board decided to get pricing from the current manufacturer before making a final decision.

Open Board Vacancy: The Board of Directors made an announcement that Richard Hipp will be resigning from the board in the next few months due to a work transfer. The board made a decision to move the annual meeting up to July to avoid having two elections back-to-back. More details will be provided over the next few meetings.

Additional topics that were discussed:

- Requested pool furniture proposal from Gulf Coast Aquatics.
- Requested pool plaster proposal from Gulf Coast Aquatics (rough estimate to budget from 2024-2025).
- Work with MUD to set date for yearly Lake walk.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 7:27 p.m.

NEXT MEETING DATE

The next board meeting will be held on Tuesday, February 13, 2024.

LOSSH representative

Spectrum representative *Alfred Donaldson*

Linda Koudziela

Date

2024-02-15

Signature Certificate

Reference number: 7C9QH-95AHQ-CYJDJ-GXJW9

Signer

Timestamp

Signature

Linda Kondziela

Email: lkondziela@spectrumam.com

Sent:

15 Feb 2024 21:53:44 UTC

Signed:

15 Feb 2024 21:53:44 UTC



IP address: 50.206.108.98

Location: League City, United States

Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent:

15 Feb 2024 21:53:44 UTC

Viewed:

16 Feb 2024 03:19:06 UTC

Signed:

16 Feb 2024 03:19:18 UTC



IP address: 73.232.240.125

Location: League City, United States

Recipient Verification:

✓Email verified

16 Feb 2024 03:19:06 UTC

Document completed by all parties on:

16 Feb 2024 03:19:18 UTC

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