

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

March 12, 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 March 12, 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
- Valerie Anderson
- Richard Hipp and Melanie Graves – absent with apologies.

Representing Spectrum Association Management, LP was:

Community Managers Linda Kondziela and Jessica Brandyberg

EXECUTIVE SESSION

The Board of Directors reviewed the March legal status report and approved to waive the delinquent interest on account [REDACTED]. Motion to approve – Alfred, Second – Valerie, 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]. Motion to approve – Alfred, Second – Valerie, 3-0

The Board of Directors discussed the current pool rules, and no changes were made.

DETERMINATION OF QUORUM

A quorum of Board of Directors was announced, and the board meeting was called to order at 7:03 p.m.

AGENDA APPROVAL

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

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the board meeting held on February 13, 2024, and a motioned to approve the minutes with no changes. Motion to approve – Valerie, Second – Paul, 3-0

FINANCIALS

The board and homeowners were presented with the financials for January 2024.

GENERAL BUSINESS

Action taken since last board meeting: No action was taken between meetings.

Pool: The Board of Directors reviewed and approved the proposal to soft wash the inside of the pool atrium for \$425.00. Motion to approve – Valerie, Second – Paul, 3-0

Annual Meeting: Announcement was made that the annual meeting will be held on July 9th this year.

Annual Lake Walk (MUD & LOSSH Board Members): The 2024 annual lake walk with the MUD board will be on March 30th.

Upcoming Events: Spring garage sale will be March 23rd and the Easter event will be held on March 30th from 11-1 at the pool / tennis court common area.

2024-2025 Budget Update: The Board of Directors had a 2024-2025 budget workshop and will present the budget in the April board meeting.

Lake Fountains Update: The Board of Directors discussed replacing the two fountains in Kroger Lake and requested the proposals be updated to include color changing lights.

Landscaping Update: Irrigation repairs are currently ongoing for the Austin Street entrance coming from Tuscan Lakes. The LAC is working with TexScape to come up with enhancement designs for the Austin and Woodcock entrances.

Entrance Bridge: The Board of Directors reviewed the proposal for \$2,500 from CertaPro to pressure wash the Bridge entrance at South Shore Blvd/96 and approved the proposal. Motion to approve – Valerie, Second – Paul, 3-0

Austin Street Fence: The Board of Directors reviewed one proposal for repairs on the Austin Street fence and requested additional proposals for comparison.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 7:45 p.m.

NEXT MEETING DATE

The next board meeting will be held on Tuesday, April 9, 2024.

LOSSH representative

Alfred Donaldson

Spectrum representative

Linda Koudziela

Date

2024-04-15

Signature Certificate

Reference number: CBNVJ-JU8FS-3TRY2-GFMWS

Signer

Timestamp

Signature

Linda Kondziela

Email: lkondziela@spectrumam.com

Sent:

15 Apr 2024 19:12:55 UTC

Signed:

15 Apr 2024 19:12:55 UTC



IP address: 73.32.180.19

Location: League City, United States

Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent:

15 Apr 2024 19:12:55 UTC

Viewed:

15 Apr 2024 19:25:02 UTC

Signed:

15 Apr 2024 19:25:14 UTC



IP address: 76.143.199.1

Location: League City, United States

Recipient Verification:

✓Email verified

15 Apr 2024 19:25:02 UTC

Document completed by all parties on:

15 Apr 2024 19:25:14 UTC

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