

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

April 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 April 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 and Valerie Anderson – absent with apologies.

Representing Spectrum Association Management, LP was:

Community Managers Linda Kondziela

EXECUTIVE SESSION

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

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

The Board of Directors reviewed the violation report and requested that one homeowner be contacted about resolving the deed violation.

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 one change. The board requested that playgrounds/parks be added to new business. Motion to approve – Melanie, Second – Paul, 3-0

FINANCIALS

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

GENERAL BUSINESS

Action taken since last board meeting: The board approved the March meeting minutes.

Pool: Announcement was made that the pool opens the first weekend of May, details on how to get access cards and upcoming maintenance that is scheduled. The board agreed to move forward with replacing the bathroom counter tops, sinks, faucets, and exposed plumbing in both restrooms.

Annual Meeting: Announcement was made that the annual meeting will be held on July 9th and there will be two open positions on the board. Below is the timeline for the upcoming meeting:

Candidate Solicitation: April 15-May 17

Meeting notice sent out: May 22

Absentee ballots/proxies: May 23-July 8

Meet the candidates tentatively planned for June 3-7

2024-2025 Budget Update: The Board of Directors reviewed the budget with the homeowners present and unanimously approved the budget with no increase in annual assessments this year. The current rate will stay at .277725 with an annual assessment revenue of \$884,562.73.

Motion to approve - Paul, Second - Melanie, 3-0.

Lake Fountains: The Board of Directors discussed replacing the two fountains in Kroger Lake and approved the following Lake Management Proposals:

- Fountain #3 (Kroger Lake closer to South Shore Blvd) in the amount of \$22,288.10. Motion to approve – Melanie, Second - Paul, 3-0.
- Fountain #7 (Kroger Lake closer to Woodcock) in the amount of \$22,442.40. Motion to approve – Melanie, Second - Paul, 3-0.

Landscape/Irrigation: The irrigation repairs at the entrance on Austin Street (coming from Tuscan Lakes) have been completed. The Board of Directors reviewed and approved the following landscape enhancements proposals from TexScape Services.

- Landscape enhancements at Woodcock entrance in the amount of \$4,016.08. Motion to approve – Melanie, Second – Paul, 3-0.
- Landscape enhancements at Austin Street entrance (coming from Tuscan Lakes) in the amount of \$3,501.89. Motion to approve – Melanie, Second – Paul, 3-0.

In addition, the board requested proposals to enhance all landscape beds where irrigation repairs have been completed on Woodcock and Austin Street.

HOA Fence: The Board of Directors reviewed two proposals for maintenance repairs on the wooden Austin Street fence and approved to move forward with Dagwood Design in the amount of \$4,625.00. Motion to approve – Melanie, Second – Paul, 3-0

Lighthouse Maintenance: The Board of Directors reviewed the proposal to clean and paint the remaining 16 lighthouses on South Shore Blvd and Island Crossing and approved to move forward with CertaPro in the amount of 5,494.77. Motion to approve – Melanie, Second – Paul, 3-0

Playgrounds: The Board of Directors approved the proposal from McKenna to install EWF safety surfacing and power wash all 4 playgrounds and add swing mats to the two community swing sets in the amount of \$9,800. Motion to approve – Melanie, Second – Paul, 3-0

OPEN MEETING ADJOURNMENT

Open session was adjourned at 8:13 p.m.

NEXT MEETING DATE

The next board meeting will be held on Tuesday, May 14, 2024.

LOSSH representative

Alfred Donaldson

Spectrum representative

Linda Koudziela

Date 2024-05-20

Signature Certificate

Reference number: SAAHN-5N9P6-NEFGA-UF6ZJ

Signer

Timestamp

Signature

Linda Kondziela

Email: lkondziela@spectrumam.com

Sent:

17 May 2024 21:02:41 UTC

Signed:

17 May 2024 21:02:42 UTC



IP address: 50.206.108.98

Location: League City, United States

Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent:

17 May 2024 21:02:41 UTC

Viewed:

20 May 2024 14:15:14 UTC

Signed:

20 May 2024 14:15:29 UTC



IP address: 76.143.199.1

Location: League City, United States

Recipient Verification:

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