

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

May 14, 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 May 14, 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 (missed first 45 minutes of executive)
- Paul Winton
- Melanie Graves
- Valerie Anderson

Richard Hipp– absent with apologies.

Representing Spectrum Association Management, LP was:

Community Managers Linda Kondziela

EXECUTIVE SESSION

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

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] and 893 [REDACTED]. Motion to approve – Melanie, Second – Valerie, 3-0

The Board of Directors reviewed the violation report and approved to escalate accounts 893 [REDACTED] (Holiday Decorations) and 893 [REDACTED] (Mildew) to a 209 letter and to the attorney for further escalation if not corrected. Motion to approve – Valerie, Second – Melanie, 3-0.

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 – Paul, Second – Melanie, 4-0

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on April 9, 2024, and a motion was made to approve the minutes with no changes. Motion to approve – Melanie, Second – Paul, 4-0

FINANCIALS

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

GENERAL BUSINESS

Action taken since last board meeting:

- Pressure wash and clean pool area \$1,065.00.
- Landscape enhancement Woodcock bridge \$3,610.14
- Landscape enhancement Woodcock Park \$1,569.63
- Landscape enhancement Woodcock / Bendwood \$3,669.68
- Landscape enhancement Meadow Pkwy / Haven Falls \$2,170.41
- Landscape enhancement Austin / Broad Bay \$3,842.88
- Landscape enhancement Austin / Meadow Pkwy \$7,826.48
- Irrigation repairs \$947.19

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 and three candidates currently have submitted candidate forms and will be running.

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

Lake Fountains: An update was provided that the below two fountains will be installed soon.

- Fountain #3 (Kroger Lake closer to South Shore Blvd)
- Fountain #7 (Kroger Lake closer to Woodcock)

Landscape: The Board of Directors requested proposals for irrigation repairs for the remainder of South Shore Blvd. In addition, the board requested a proposal to remove all dead trees in the community before hurricane season.

HOA Fence: The Board of Directors reviewed two proposals for concrete fence repairs one on the east and one on the west side of South Shore Blvd. A motion was made to approve the repairs on the east side in the amount of \$96,500.00. Motion to approve – Melanie, Second – Valerie, 4-0

OPEN MEETING ADJOURNMENT

Open session was adjourned at 7:49 p.m.

NEXT MEETING DATE

The next board meeting will be held on Tuesday, June 11, 2024.

LOSSH representative

Alfred Donaldson

Date 2024-06-12

Spectrum representative

Linda Koudziela

Signature Certificate

Reference number: AWWQK-TC5HY-8BJIA-YY5W5

Signer

Timestamp

Signature

Linda Kondziela

Email: lkondziela@spectrumam.com

Sent:

12 Jun 2024 15:56:23 UTC

Signed:

12 Jun 2024 15:56:23 UTC



IP address: 73.32.180.19

Location: League City, United States

Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent:

12 Jun 2024 15:56:23 UTC

Viewed:

12 Jun 2024 16:34:12 UTC

Signed:

12 Jun 2024 16:34:24 UTC



IP address: 76.143.199.1

Location: League City, United States

Recipient Verification:

✓Email verified

12 Jun 2024 16:34:12 UTC

Document completed by all parties on:

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