

The Lakes of South Shore Harbour Community Association, Inc.

Annual Meeting Minutes

August 9, 2022

Pursuant to the Bylaws of The Lakes of South Shore Harbour Community Association, Inc. an annual meeting of the membership was duly called and convened on August 9, 2022, at the Watershed Church located at 1751 E. League City Pkwy, League City, Texas 77573 and via Zoom.

DETERMINATION OF QUORUM

A quorum of homeowners was announced by Community Manager, Linda Kondziela, and the meeting was called to order at 7:05 p.m. There were 26 members present at the meeting, 18 members attend via Zoom and 271 members participated in the election.

INTRODUCTIONS

The membership present was introduced to the current sitting Board of Directors, Alfred Donaldson, Richard Hipp, Vikki Marsh, Valerie Anderson, and Melanie Graves. Representing Spectrum Association Management was Senior Community Managers – Linda Kondziela, Betty Fiala and Hannah Maskevich.

PROOF OF NOTICE

An announcement was made to the membership about the communication of the meeting notice which was mailed & emailed out to the membership announcing the meeting. In addition, an announcement was made that two positions were open on the Board of Directors.

MEETING MINUTES APPROVAL

The minutes for the 2021 Annual Meeting were presented and approved. Motion was made by Melanie seconded by Valerie and passed unanimously.

FINANCIALS

The financial report was provided to the membership including various charts and graphs presenting year ending results for the 2021-2022 fiscal year and bank account balances for all Association accounts. Comparison graphs were presented for the 2021-2022 & current year to date 2022-2023 assessment collection rates. A graph of the approved budget for the 2022-2023 fiscal year was also reviewed with the membership.

STATE OF THE ASSOCIATION

Spectrum provided an overview of the 2021-2022 accomplishments including a list of projects that contributed to adding value throughout the community including pool maintenance (pressure washing, deck-o-seal and gate repairs), tennis court repairs and updates, painted parking lot, playground inspections, Austin Street wood fence replacement, concrete fence repairs throughout the community, entrance landscape enhancements, eleven new palms at entrance, seasonal color at pool, community tree trimming and irrigation repairs. In addition, there were three community events that were held, National Night Out, Christmas & Easter.

The Board of Directors also mentioned a few of the 2022-2023 goals and projects that were being considered which included, Tucker Lake fence and access, updated irrigation system, and playground repairs.

An announcement was made about the upcoming Back to School event being held on August 20th at the pool playground area.

QUESTION & ANSWER SESSION

The floor was opened for the question-and-answer session. Owner's present were provided the opportunity to discuss various items related to the Association including the annual meeting voting requirements and several homeowners provided positive feedback and compliments to the Board for their work over the last year.

In addition, Steven Day representing the MUD District spoke about the Kroger Lake project, upcoming repairs needed at Austin Lake and answered several homeowner questions.

ELECTION OF BOARD MEMBERS

Spectrum announced the Board Election session and noted there was two open seats and two candidate submissions that had been received. Voting results were revealed that Richard Hipp and Valerie Anderson had been elected to the open positions on the Board of Directors.

ADJOURNMENT

With all business discussed and no other or new business presented to be discussed, the meeting was adjourned at 8:21 P.M.

Alfred Donaldson

Authorized Signer
Lakes of South Shore Harbour
Community Association, Inc.

Linda Koudziela

Spectrum AM
Managing Agent

Signature Certificate

Reference number: BKY8B-RPAJN-JN5NR-XAMN2

Signer

Timestamp

Signature

Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent: 11 Aug 2023 20:31:34 UTC
Viewed: 12 Aug 2023 16:23:49 UTC
Signed: 12 Aug 2023 16:23:58 UTC



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