

# **The Lakes of South Shore Harbour Community Association, Inc.**

## **Annual Meeting Minutes**

August 8, 2023

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 8, 2023, 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 by the Board President at 7:06 p.m. There were 19 members present at the meeting, members also attended via Zoom and 151 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, Mallory Partin and Patty Zagorski. Also in attendance was Jessica Hughes with Lang and Associates the HOA's attorney.

### **AGENDA APPROVAL**

A motion was made to approve the agenda with no changes. Motion to approve – Melanie, Second – Valerie, 5-0

### **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 2022 Annual Meeting were presented and approved. Motion to approve – Alfred, Second – Melanie, 5-0.

### **FINANCIALS**

The financial report was provided to the membership including various charts and graphs presenting year-ending results for the 2022-2023 fiscal year and bank account balances for all Association accounts. Comparison graphs were presented for the 2022-2023 & current year to date 2023-2024 assessment collection rates. A graph of the approved budget for the 2023-2024 fiscal year was also reviewed with the membership.

### **STATE OF THE ASSOCIATION**

Spectrum provided an overview of the 2022-2023 accomplishments including a list of projects that contributed to adding value throughout the community: adding a pool and tennis court access device system, pool furniture, pool pump maintenance, rebuild of clubhouse ceiling, updated/repared tennis courts and added pickle ball courts, playground repairs making all to ADA compliance, painted bridge and lighthouses at entrance, tree trimming throughout the community, and maintenance on multiple fountains, In addition, there were five community events that were held, Back to School, National Night Out, Holiday, Easter and Summer Pool Party.

The Board of Directors also mentioned a few of the 2023-2024 goals and projects that were being considered which included, addressing Tucker Lake security issues, updated irrigation system, and fence maintenance throughout the community.

### **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 which included: plans on getting a working irrigation system and when tennis court lights will be installed. 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 upcoming project to repair Austin Lake and the increase MUD taxes.

### **ELECTION OF BOARD MEMBERS**

Spectrum announced the board election session and noted there were two open seats and four candidate submissions that had been received. During the election, one candidate withdrew, making it three candidates running for the two open positions. Voting results were revealed that Alfred Donaldson and Paul Winton 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 8:05 P.M.

*Alfred Donaldson*

---

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

*Liuda Koudziela*

---

Spectrum AM  
Managing Agent

# Signature Certificate

Reference number: 6HYJ8-TSUC4-CJAIQ-ZYKPY

## Signer

## Timestamp

## Signature

### Linda Kondziela

Email: lkondziela@spectrumam.com

Sent:

11 Jul 2024 20:56:47 UTC

Signed:

11 Jul 2024 20:56:48 UTC



IP address: 73.32.180.19

Location: League City, United States

### Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent:

11 Jul 2024 20:56:47 UTC

Viewed:

12 Jul 2024 13:11:14 UTC

Signed:

12 Jul 2024 13:11:28 UTC



IP address: 76.143.199.1

Location: League City, United States

### Recipient Verification:

✓Email verified

12 Jul 2024 13:11:14 UTC

Document completed by all parties on:

12 Jul 2024 13:11:28 UTC

Page 1 of 1



### Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.

