

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

January 10, 2023

The following meeting minutes reflect the actions taken by the Board of Directors (the “Board”) of the Lakes of South Shore Harbour C.A. Inc. (the “Association”) at the regular meeting of the Board conducted on January 10, 2023 (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
- Vikki Marsh
- Valerie Anderson
- Melanie Graves
- Richard Hipp

Representing Spectrum Association Management, LP was:

Community Manager Linda Kondziela

EXECUTIVE SESSION

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

The Board of Directors reviewed the violation report and approved to escalate accounts 893 [REDACTED] and 893 [REDACTED] to a 209 letter and to the attorney for further escalation if not corrected. Motion to approve – Alfred, Second – Valerie, 5-0.

The Board of Directors reviewed the aging report and approved to escalate the following account 893 [REDACTED] to a 209 letter and to the attorney for further escalation if not corrected. Motion to approve – Vikki, Second – Alfred, 3-0.

EXECUTIVE ADJOURNMENT

Executive session was adjourned at 7:01 p.m.

DETERMINATION OF QUORUM

A quorum of Board of Directors was announced, and the board meeting was called to order at 7:05 p.m.

AGENDA APPROVAL

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

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on December 13, 2022, a motioned was made to approve the minutes with one correction – under Next Meeting Date change “annual” to “board”. Motion to approve – Alfred, Second – Vikki, 5-0

FINANCIALS

The board and homeowners were presented with the financials for November 2022.

OLD BUSINESS

- **Actions between meetings:** In preparation for the late December winter freeze, a plumber was called out to winterize the pool house. Cost was \$175.00
- **Landscape Advisory Committee:** Announcement was made that the Board of Directors discussed the spring trimming of the crepe myrtles, and it was approved to allow TexScapes to trim them back as they have done in previous years. This is to prevent the crepe myrtles from getting too large.
- **Resident Advisory Committee:** Valerie made an announcement that Section 1, 4 & 10 have openings to join the RAC. If you are interested in volunteering to be on the committee, please reach out to the Community Manager for more details.
- **Tennis Courts:** The Board of Directors discussed the need to have new tennis court signs made. The signs need to have the following: hours, rules, and authorized users only. When proposals and design proofs are ready, they will be sent to the board to review. The Board of Directors also announced that with the new access device system that homeowners should be aware and cautious that only authorized homeowners with access cards should be using the tennis courts. If you are needing an access card, please stop by the League City, Spectrum office during business hours.
- **MUD/Lakes:**
 - **MUD:** Steve Day representing the MUD Board provided an update on the bulkhead project at Kroger Lake - There was a slowdown and redesign were needed, and the project has started back up. For Austin Lake, the MUD is still moving forward with determining a plan. For Tucker Lake, an engineer is working on fence proposals to present to both MUD and LOSSH Board of Directors. The Board of Directors and Steve Day determined it would be best to hold off on the annual lake walk until after the Kroger Lake project was completed. More information on the date of the annual walk will be announced in a future meeting.
 - **Lake Fountains:** The Board of Directors reviewed three proposals for repairs needed for multiple lake fountains.
 - Proposal #S-QUO002637 from Lake Management to repair fountain #6 (north Austin Lake) was approved for \$486.68. Motion to approve – Richard, Second – Alfred, 5-0.
 - Proposal #S-QUO002638 from Lake Management to repair fountain #1 (west entrance bridge) was approved for \$804.19. Motion to approve – Melanie, Second – Alfred, 5-0.
 - Proposal #637 from McWilliams Electric to repair the fountain electrical conduit at the entrance bridge was approved for \$1793.00. Motion to approve – Richard, Second – Alfred, 5-0.
- **Events:** The following events dates were announced: Spring Garage Sale March 25th, Easter Event April 1st. National Night Out October 3rd, Fall Garage Sale October 14th. The event committee is planning several more events during 2023 but no dates have been set.
- **Playgrounds:** Announcement was made that the removal of select plants at the park on Woodcock will be completed by end of week. This decision is based on the playground safety report determining the swing set needed more clearance to meet safety code and was approved in the December 13, 2022 meeting.
- **Landscape/Irrigation:**
 - **Landscape Contract:** The Board of Directors reviewed the comparison between Superior Lawn and TexScapes for the yearly landscape contract. The Board of Directors would like TexScope to match the current yearly schedule of 42 weeks, extend the contract from 12 month to 28 months, add trash pickup on winter off weeks and provide an updated proposal to review.

- **Irrigation:** The Board of Directors plans to look for more vendors and look for direction on how to move forward with either a new system or repairing existing.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 8:37 p.m.

NEXT MEETING DATE

The next meeting will be the Board Meeting held on Tuesday, February 14, 2023.

LOSSH representative:

Alfred Donaldson



Spectrum representative:

Linda Koudziela

Date: 2023-02-16

Signature Certificate

Reference number: UXZT2-NYNT5-EVCXM-YFSWK

Signer	Timestamp	Signature
Linda Kondziela Email: lkondziela@spectrumam.com Sent: 15 Feb 2023 19:36:25 UTC Signed: 15 Feb 2023 19:36:26 UTC		 IP address: 73.32.180.19 Location: League City, United States
Alfred Donaldson Email: adonaldson@lakesofsouthshoreharbour.com Sent: 15 Feb 2023 19:36:25 UTC Viewed: 16 Feb 2023 15:08:27 UTC Signed: 16 Feb 2023 15:08:39 UTC		 IP address: 73.6.130.68 Location: League City, United States
Recipient Verification: ✓Email verified	16 Feb 2023 15:08:27 UTC	

Document completed by all parties on:
16 Feb 2023 15:08:39 UTC

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