

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

October 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 October 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
- Richard Hipp
- Paul Winton
- Valerie Anderson
- Melanie Graves

Representing Spectrum Association Management, LP was:

Community Manager Linda Kondziela

EXECUTIVE SESSION

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

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

The Board of Directors reviewed the violation report and approved to escalate the following account to a 209 letter and to the attorney for further escalation if not corrected for account: 893 [REDACTED] Grass/weeds.

DETERMINATION OF QUORUM

A quorum of Board of Directors was announced, and the board meeting was called to order at 7:01 p.m.

AGENDA APPROVAL

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

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on September 12, 2023, and a motioned was made to approve the minutes with the following change: remove Vikki Marsh and add Paul Winton to the board attendance. Motion to approve – Melanie, Second – Rich, 4 -0

FINANCIALS

The board and homeowners were presented with the financials for August 2023.

GENERAL BUSINESS

- **Actions between meetings:** Purchased four dog waste stations \$690.63, Root pruning at oak tree on Sailwind Lane – additional work needed \$4200 (plus tax), Woodcock irrigation repairs \$31,442.57

(includes tax), Pool plumbing repairs – push/pull plunger valve \$899.23 and South Shore Blvd/Island Crossing concrete fence repairs \$29,950 (plus tax)

- **Landscape/Irrigation:** The Woodcock irrigation was approved, and the next area of focus will be the entrance on Austin Street coming from Tuscan Lakes.
- **Dog Waste Stations:** The Board of Directors discuss the location for the 4 new waste stations and determined the locations should be: one on South Shore Blvd, greenbelt by Ivory Stone, Austin Lake by Cayman Bend and one of the walking paths on Kroger Lake.
- **Committees:**
Motion was made to appoint two members to the open positions on the Architectural Control Committee. The names of the new members are not provided for privacy purposes. Motion to approve – Richard, Second – Valerie, 5-0
Motion was made to appoint Robert Sterner as the point person for the Resident Advisory Committee. Motion to approve – Valerie, Second – Melanie, 5-0
Motion was made to appoint Nick Frisch as the chairman for section 11 for the Resident Advisory Committee. Motion to approve – Valerie, Second – Melanie, 5-0
Motion was made to appoint Nancy Thomas as the point person for the Landscape Advisory Committee. Motion to approve – Richard, Second – Valerie, 5-0

NEW BUSINESS

- As part of the new Texas Property Code 2023 Legislative updates on Fining Policies, The Board of Directors reviewed the Violation Enforcement Resolution and asked for the HOA’s attorney to review the new resolution before adopting.

HOMEOWNER FORUM:

- Topics of discussions: the palm trees needing to be cleaned up at the entrance on Austin Street coming from Tuscan Lakes and the missing Tucker Lake no trespassing sign at Brook Arbor and Gladewater.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 7:46 p.m.

NEXT MEETING DATE

The next board meeting will be held on Tuesday, November 14, 2023.

LOSSH representative

Alfred Donaldson

Spectrum representative

Linda Koudziela

Date

2023-11-10

Signature Certificate

Reference number: GNP20-CJ8CV-PSVWE-YAT8Y

Signer

Timestamp

Signature

Linda Kondziela

Email: lkondziela@spectrumam.com

Sent:

09 Nov 2023 22:50:32 UTC

Signed:

09 Nov 2023 22:50:32 UTC



IP address: 50.206.108.98

Location: League City, United States

Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent:

09 Nov 2023 22:50:32 UTC

Viewed:

10 Nov 2023 16:00:14 UTC

Signed:

10 Nov 2023 16:00:28 UTC



IP address: 73.232.240.125

Location: League City, United States

Recipient Verification:

✓Email verified

10 Nov 2023 16:00:14 UTC

Document completed by all parties on:

10 Nov 2023 16:00:28 UTC

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