

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

October 11, 2022

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 11, 2022 (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
- Melanie Graves
- Richard Hipp
- Valerie Anderson

Representing Spectrum Association Management, LP was:

Community Manager Linda Kondziela

EXECUTIVE SESSION

The Board of Directors reviewed the legal status report and approved to move forward with the Motion for Default Judgement on one account.

The Board of Directors reviewed the violation report and decided to wait and review the escalated violation on one account.

The Board of Directors reviewed the aging report and approved to escalate the following accounts 893 [REDACTED] to a 209 letter and to the attorney for further escalation if not corrected. Motion to approve – Alfred, Second – Melanie, 4-0.

EXECUTIVE ADJOURNMENT

Executive session was adjourned at 7:16 p.m.

DETERMINATION OF QUORUM

A quorum of Board of Directors was announced, and the board meeting was called to order at 7:16 p.m.

AGENDA APPROVAL

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

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on September 13, 2022. Motion to approve – Alfred, Second – Vikki, 5-0

FINANCIALS

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

OLD BUSINESS

- **Actions between meetings:** There was no action taken between meetings.
Resident Advisory Committee: Valerie provided an update on the Tennis Courts; all work is complete except for the access device. She also announced there is an opening in the committee for section one.
Landscape Advisory Committee: Richard mentioned he didn't have an update at this time, and he would be planning a meeting in the upcoming weeks.
 - **Tennis Court Repairs:** The Board of Directors announced that they reviewed three proposals for the card access device and determined the Door King device would be the best fit. The proposal from Southern Technologies was approved at the amount of \$13,845 plus tax. A plan will be rolled out to homeowners on the distribution of the cards once the install is complete.
- **MUD/Lakes:** Alfred provided an update on Kroger Lake and stated that the construction is on the final stages, and the estimated time of completion is about 6 weeks. Once the construction is completed the repairs to the landscaping and sidewalks will begin. In January the MUD board and the HOA board will perform a walk-through on the project.
- **Events:** Linda Kondziela, Community Manager announced the following upcoming events: December 10th - Neighborhood Christmas Event. In addition, the Board of Directors discussed the holiday decorating contest and approved for five gift cards to be purchased totaling \$500 (\$150, \$125, \$100, \$75, \$50) for the top five winners of the contest.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 8:50 p.m.

NEXT MEETING DATE

The next meeting will be the Annual Meeting held on Tuesday, November 8, 2022.

LOSSH representative:

Alfred Donaldson

Spectrum representative:



Linda Kondziela

Date:

2022-12-28

Signature Certificate

Reference number: J8S4J-ARWUA-FWX8A-XKPYL

Signer	Timestamp	Signature
Linda Kondziela Email: lkondziela@spectrumam.com Sent: 16 Dec 2022 23:39:31 UTC Signed: 16 Dec 2022 23:39:31 UTC	16 Dec 2022 23:39:31 UTC 16 Dec 2022 23:39:31 UTC	 IP address: 50.206.108.98 Location: League City, United States
Alfred Donaldson Email: adonaldson@lakesofsouthshoreharbour.com Shared via link Sent: 16 Dec 2022 23:39:31 UTC Viewed: 28 Dec 2022 22:04:21 UTC Signed: 28 Dec 2022 22:04:57 UTC	16 Dec 2022 23:39:31 UTC 28 Dec 2022 22:04:21 UTC 28 Dec 2022 22:04:57 UTC	 IP address: 73.6.130.68 Location: League City, United States

Document completed by all parties on:
28 Dec 2022 22:04:57 UTC

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