

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

November 7, 2023

The following meeting minutes reflect the actions taken by the Board of Directors of the Lakes of South Shore Harbour C.A. Inc. (the “Association”) at the regular meeting of the Board conducted on November 7, 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
- Paul Winton
- Valerie Anderson
- Melanie Graves

Richard Hipp – absent with apologies.

Representing Spectrum Association Management, LP was:

Community Manager Linda Kondziela

EXECUTIVE SESSION

The Board of Directors reviewed the November 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.

Fining Policy – The Board of Directors reviewed and discussed the questions that the HOA’s attorney sent over on the fining policy. Linda, Community Manger will draft the email to the attorney and send over for the board to review, once approved a reply will be provided to the attorney.

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 – Valerie, Second – Melanie, 4-0

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on October 10, 2023, and a motioned was made to approve the minutes as is. Motion to approve – Melanie, Second – Paul, 4 -0

FINANCIALS

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

GENERAL BUSINESS

- **Actions between meetings:** Two proposals to repair the irrigation were approved.
 - 1) Leak under valve at Austin Lake across from the intersection of Southwind Lane \$974.25
 - 2) Replace 2 faulty valves along concrete wall on League City Parkway \$985.08

- **Landscape/Irrigation:** The Woodcock irrigation has been completed and is now working. Board is working on proposals for the entrance on Austin Street coming from Tuscan Lakes.
- **Fining Policy (Texas Property Code 2023 Legislative updates)**
See executive section. New fining policy will be presented in the December meeting and once filed with the county it will be shared with the community.

NEW BUSINESS

- **Holiday Event:** Event will be held on December 9th from 10 a.m. – 12 p.m. and the theme is Texas Christmas. Join us for hot chocolate, cookies, foam snow (weather permitting), coffee truck, and Santa photos with holiday back drop.
- **Holiday Decorating Contest:** The Board of Directors discussed the holiday decorating contest and approved for five Amazon gift cards to be purchased totaling \$500 (\$150, \$125, \$100, \$75, \$50) for the top five winners of the contest. Motion to approve – Melanie, Second – Valerie, 4 -0

OPEN MEETING ADJOURNMENT

Open session was adjourned at 7:29 p.m.

NEXT MEETING DATE

The next board meeting will be held on Tuesday, December 12, 2023.

LOSSH representative

Alfred Donaldson

Spectrum representative

Linda Koudziela

Date

2023-12-13

Signature Certificate

Reference number: UELWK-MLS2X-FQAA6-S2BDM

Signer

Timestamp

Signature

Linda Kondziela

Email: lkondziela@spectrumam.com

Sent:

13 Dec 2023 17:31:50 UTC

Signed:

13 Dec 2023 17:31:50 UTC



IP address: 73.32.180.19

Location: League City, United States

Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent:

13 Dec 2023 17:31:50 UTC

Viewed:

13 Dec 2023 17:37:09 UTC

Signed:

13 Dec 2023 17:37:27 UTC



IP address: 73.232.240.125

Location: League City, United States

Recipient Verification:

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