

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

November 8, 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 November 8, 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:**

- Vikki Marsh
- Melanie Graves
- Richard Hipp

Alfred Donaldson & Valerie Anderson – absent with apologies

**Representing Spectrum Association Management, LP was:**

Community Manager Linda Kondziela

**EXECUTIVE SESSION**

The Board of Directors reviewed a dispute a charge from a homeowner and approved to waive the delinquent interest on account 893 [REDACTED]. Motion to approve – Melanie, Second – Vikki, 3-0.

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

The Board of Directors reviewed the aging report and approved to waive the delinquent interest on two accounts 893 [REDACTED] and 893 [REDACTED]. Motion to approve – Melanie, Second – Vikki, 3-0.

The Board of Directors reviewed the legal status report and approved the Authorization to File Suit on two accounts.

**EXECUTIVE ADJOURNMENT**

Executive session was adjourned at 7:03 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 the following changes remove Alfred’s name from call to order & adjournment and remove the RAC from the agenda. Motion to approve – Vikki, Second – Richard, 3-0

**MINUTES APPROVAL**

The Board of Directors reviewed the minutes from the Board Meeting held on October 11, 2022. Motion to approve – Melanie, Second – Richard, 3-0

## FINANCIALS

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

## OLD BUSINESS

- **Actions between meetings:** The Board approved the invoice from McWilliams Electric in the amount of \$3580.00 for the work needed to install the card access device system. The Board also approved the new proposal amount of \$15, 745 plus tax from Southern Technologies. This increase was from adding a weatherproof power encloser and self-closing hinges on the pool and tennis court gates.  
**Landscape Advisory Committee:** Richard mentioned he didn't have an update at this time, and he would be planning a meeting in the upcoming future. A request was made for the LAC to provide feedback on trimming the crepe myrtles.
- **Tennis Court Repairs:** An update was provided on the card access device system being installed and the distribution of the cards to homeowners. The access device will be installed in the next few weeks and communication will be sent out once complete.
- **MUD/Lakes:** The Board of Directors reviewed two proposals for one of the lake fountains and approved to replace the entire unit in the amount of \$3,431.27. Motion to approve – Vikki, Second – Melanie, 3-0. In addition, an update was provided from Melanie and Linda attending the MUD meeting earlier in the day. The MUD will be performing a preliminary survey of the perimeter of the lake to determine the linear feet and start working on gathering proposals to install a perimeter fence.
- **Events:** The next event is scheduled for December 10th - Neighborhood Christmas Event from 10 a.m. – 12 a.m. The event will have cookies, hot chocolate, Santa, and a foam party.

## OPEN MEETING ADJOURNMENT

Open session was adjourned at 8:04 p.m.

## NEXT MEETING DATE

The next meeting will be the Annual Meeting held on Tuesday, December 13, 2022.

LOSSH representative:

*Alfred Donaldson*

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Spectrum representative:

*Linda Koudziela*

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Date:

2022-12-28

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# Signature Certificate

Reference number: X56ED-RQSVN-AL27G-QCZQL

Signer	Timestamp	Signature
<b>Linda Kondziela</b> Email: lkondziela@spectrumam.com Sent: 16 Dec 2022 23:36:46 UTC Signed: 16 Dec 2022 23:36:47 UTC		 IP address: 50.206.108.98 Location: League City, United States
<b>Alfred Donaldson</b> Email: adonaldson@lakesofsouthshoreharbour.com Shared via link Sent: 16 Dec 2022 23:36:46 UTC Viewed: 28 Dec 2022 22:03:33 UTC Signed: 28 Dec 2022 22:04:12 UTC		 IP address: 73.6.130.68 Location: League City, United States

Document completed by all parties on:  
28 Dec 2022 22:04:12 UTC

Page 1 of 1



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