

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

December 12, 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 December 12, 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 December legal status report, and no action was needed at this time.

The Board of Directors reviewed the aging report and approved to escalate the following accounts to a 209 letter and to the attorney for further escalation if not corrected: 893 [REDACTED], 893 [REDACTED], 893 [REDACTED],

893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED],
893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED],
893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED],
893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED], 893 [REDACTED],
893 [REDACTED]. Motion to approve – Melanie, Second – Alfred, 4-0

The Board of Directors reviewed a waiver request for account 893 [REDACTED] and approved to waive the delinquent interest and the violation fines for the closed violations. Motion to approve -Melanie, Second – Valerie, 4-0

The Board of Directors reviewed a violation for account 893 [REDACTED] and provided feedback on items that should not be visible from the street. If cured violation will not be escalated.

DETERMINATION OF QUORUM

A quorum of Board of Directors was announced, and the board meeting was called to order at 7:04 p.m.

AGENDA APPROVAL

A motion was made to approve the agenda with no changes, Motion to approve – Melanie, Second – Valerie, 4-0

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on November 7, 2023, and a motioned was made to approve the minutes as is. Motion to approve – Valerie, Second – Melanie, 4 -0

FINANCIALS

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

GENERAL BUSINESS

Actions between meetings:

- 1) Leak under valve at Austin Lake across from the intersection of Southwind Lane \$2,473.51
- 2) Remove graffiti from under park bench by Austin Lake \$541.25.

Fining Policy (Texas Property Code 2023 Legislative updates)

The Board of Directors reviewed the Enforcement Violation Policy that the HOA attorney drafted. The updated policy was approved and will be sent to Galveston County to be filed. Motion to approve – Melanie, Second – Paul, 4-0

OPEN MEETING ADJOURNMENT

Open session was adjourned at 7:27 p.m.

NEXT MEETING DATE

The next board meeting will be held on Tuesday, January 9, 2024.

LOSSH representative

Alfred Donaldson

Spectrum representative

Linda Koudziela

Date

2024-01-10

Signature Certificate

Reference number: YPKFV-3MSQA-2DPUE-HRWGC

Signer

Timestamp

Signature

Linda Kondziela

Email: lkondziela@spectrumam.com

Sent:

10 Jan 2024 01:48:53 UTC

Signed:

10 Jan 2024 01:48:53 UTC



IP address: 73.32.180.19

Location: League City, United States

Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent:

10 Jan 2024 01:48:53 UTC

Viewed:

10 Jan 2024 22:20:11 UTC

Signed:

10 Jan 2024 22:20:24 UTC



IP address: 73.232.240.125

Location: League City, United States

Recipient Verification:

✓Email verified

10 Jan 2024 22:20:11 UTC

Document completed by all parties on:

10 Jan 2024 22:20:24 UTC

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