

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

December 13, 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 December 13, 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
- 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 a dispute a charge from a homeowner and requested for Spectrum to waive the fees on account 893 [REDACTED].

The Board of Directors reviewed the violation report and requested the violation be put on hold and reviewed at the next board meeting.

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

Executive session was continued at the end of open session.

**DETERMINATION OF QUORUM**

A quorum of Board of Directors was announced, and the board meeting was called to order at 7:03 p.m.

**AGENDA APPROVAL**

A motion was made to approve the agenda with the following changes: add playground maintenance and Lake Management contract renewal to the agenda. Motion to approve – Alfred, Second – Vikki, 3-0

**MINUTES APPROVAL**

The Board of Directors reviewed the minutes from the Board Meeting held on November 8, 2022. Motion to approve – Alfred, Second – Vikki, 3-0

**FINANCIALS**

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

**OLD BUSINESS**

- **Actions between meetings:** No action was taken between board meetings.
- **Landscape Advisory Committee:** Richard was not in attendance and no update was provided.
- **Resident Advisory Committee:** No new updates from the committee.
- **Tennis Court Repairs:** The install of the card access device systems has been completed and communication will be going out to homeowners on how-to pick-up access cards.
- **MUD/Lakes:** Steve Day representing the MUD Board provided an update on the bulkhead project at Kroger Lake. There was a slowdown and redesign were needed, the project will start back up in the near future. For Austin Lake, the MUD is waiting on the summary of ideas. For Tucker Lake, an engineer is working on fence proposals to present to both MUD and LOSSH Board of Directors.
- **Events:** No events scheduled as of meeting.

**NEW BUSINESS**

- **Playground Maintenance:** The Board of Directors reviewed the proposal 26016 from TexScape to remove selected plants at the park on Woodcock and approved the proposal in the amount of \$963.43. This decision is based on the playground safety report determining the swing set needed more clearance to meet safety code. Motion to approve – Vikki, Second – Valerie, 3-0
- **Lake Management Contract Renewal:** The Board of Directors reviewed the renewal contract from Lake Management and approved to continue with using their lake maintenance service for another year. Motion to approve – Alfred, Second – Viki, 3-0

**OPEN MEETING ADJOURNMENT**

Open session was adjourned at 7:54 p.m.

**EXECUTIVE SESSION CONTINUE**

The Board of Directors reviewed the aging report and approved to escalate the following accounts

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] to a 209 letter

and to the attorney for further escalation if not corrected. Motion to approve – Vikki, Second – Alfred, 3-0.

**EXECUTIVE ADJOURNMENT**

Executive session was adjourned at 8:38 p.m.

**NEXT MEETING DATE**

The next meeting will be the Board Meeting held on Tuesday, January 10, 2023.

LOSSH representative:

Date: 2023-01-22

*Alfred Donaldson*

Spectrum representative:

*Linda Koudziela*

# Signature Certificate

Reference number: DVERF-XXPLB-UY8AG-WECRG

Signer	Timestamp	Signature
<b>Linda Kondziela</b> Email: lkondziela@spectrumam.com Sent: 19 Jan 2023 17:18:33 UTC Signed: 19 Jan 2023 17:18:33 UTC		 IP address: 73.32.180.19 Location: League City, United States
<b>Alfred Donaldson</b> Email: adonaldson@lakesofsouthshoreharbour.com Sent: 19 Jan 2023 17:18:33 UTC Viewed: 22 Jan 2023 15:57:02 UTC Signed: 22 Jan 2023 15:57:18 UTC		 IP address: 73.6.130.68 Location: League City, United States
<b>Recipient Verification:</b> ✓Email verified	22 Jan 2023 15:57:02 UTC	

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