

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

October 12, 2021

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 12, 2021 (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
- Valerie Anderson
- Vikki Marsh
- Melanie Graves

**Absent with apologies:**

- Richard Hipp

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

Community Manager Linda Kondziela

**EXECUTIVE SESSION**

The Board of Directors reviewed the legal status report and approved to submit a counteroffer on account [REDACTED]. Motion-Alfred, Second-Melanie, 4-0

The board reviewed the violation report and approved to escalate accounts two accounts to a 209 letter and to the attorney for further escalation if not corrected. Motion-Melanie Second-Valerie, 4-0

The board reviewed the aging report and approved to escalate the following accounts to the attorney for further collection escalation on six accounts. Motion-Melanie Second-Alfred, 4-0

**EXECUTIVE ADJOURNMENT**

Executive session was adjourned at 7:06p.m.

**DETERMINATION OF QUORUM**

A quorum of Board of Directors was announced, and the board meeting was called to order at 7:08 p.m.

**AGENDA APPROVAL**

A motion was made to add event committee and tree removal proposal to the agenda under new business. Motion to approve - Valerie, Second - Melanie, 4-0

**MINUTES APPROVAL**

The Board of Directors reviewed the minutes from the September 14, 2021, meeting. Motion to approve - Melanie, Second - Valerie, 4-0

## FINANCIALS

The board and homeowners were presented with the financials for August 2021.

## OLD BUSINESS

- **Actions between meetings**
  - The Board of Directors approved to counteroffer account [REDACTED] that is currently with legal.
- The Board of Directors shared the vacancies on the RAC and appointed four new members.
- Linda Kondziela provided an update on the wooden fence replacement on Austin Street and the concrete fence project.
- The Board of Directors discussed the need to have email addresses changed and approved to have their emails updated to be the board members name instead of their title. Motion to approve - Alfred, Second - Valerie, 4-0

## NEW BUSINESS

- The Board of Directors discussed the need to have an event committee and appointed a chairperson and one member to the committee. Motion to approve - Alfred, Second - Melanie, 4-0
- The Board of Directors reviewed the proposal to remove a tree that has caused damage to the HOA concrete fence. If tree has not been removed by the homeowner on Friday, October 15<sup>th</sup>, 2021, the board approved to upfront the cost and charge back the homeowner. Motion to approve - Alfred, Second - Melanie, 4-0

## OPEN MEETING ADJOURNMENT

Open session was adjourned at 8:16 p.m.

## NEXT MEETING DATE

The next board meeting will be on Tuesday, November 9, 2021.

*Alfred Donaldson*

LOSSH representative

*Linda Kondziela*

Spectrum representative

2021-11-17

# Signature Certificate

Document Ref.: AFPRY-A3AL8-JRJNX-BMABN

Document signed by:

	<b>Linda Kondziela</b> Verified E-mail: lkondziela@spectrumam.com	<i>Linda Kondziela</i>
IP: 76.30.139.110      Date: 17 Nov 2021 14:59:52 UTC		

	<b>Alfred Donaldson</b> Verified E-mail: adonaldson@lakesofsouthshoreharbou r.com	<i>Alfred Donaldson</i>
IP: 73.6.130.68      Date: 17 Nov 2021 19:02:52 UTC		

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