

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

November 9, 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 November 9, 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
- Richard Hipp

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

Community Manager Linda Kondziela

**EXECUTIVE SESSION**

The Board of Directors reviewed the legal status report, no action was needed.

The Board of Directors reviewed the violation report and approved to escalate accounts three accounts to a 209 letter and to the attorney for further escalation if not corrected. Motion to approve - Melanie Second - Richard, 4-0

The Board of Directors reviewed the aging report, no action was needed.

The Board of Directors reviewed the insurance settlement for the fence damage caused by hurricane Nicholas and approved to send the documents to the attorney for review. Motion to approve – Alfred, Second – Richard, 5-0

**EXECUTIVE ADJOURNMENT**

Executive session was adjourned at 7:08p.m.

**DETERMINATION OF QUORUM**

A quorum of Board of Directors was announced, and the board meeting was called to order at 7:10 p.m.

**AGENDA APPROVAL**

A motion was made to approve the agenda as presented. Motion to approve – Richard, Second – Valerie, 5-0

**MINUTES APPROVAL**

The Board of Directors reviewed the minutes from the Board Meeting held on October 12, 2021, and the Special Meeting held on September 27, 2021. Motion to approve - Melanie, Second - Valerie, 5-0

## **FINANCIALS**

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

## **OLD BUSINESS**

- **Actions between meetings**
  - The Board of Directors approved the additional concrete fence proposal which completed the repairs needed on the 8ft. section of fence.
  - The Board of Directors approved the proposal to fix the main irrigation leaks at 96 and South Shore Blvd.
- The Resident Advisory Committee discussed Tucker Lake, scheduling the yearly lake walks in January, and getting support from the RAC to select the fence color on Austin Street.
- Linda Kondziela provided an update on the wooden fence replacement on Austin Street and the completion of the concrete fence project.

## **NEW BUSINESS**

- The Board of Directors approved the irrigation proposal to repair the leaks & valves along the lake walkway from Woodcock to South Shore Blvd. Motion to approve - Alfred, Second - Richard, 5-0
- The Board of Directors approved the holiday event to be held on December 4<sup>th</sup> from 10:00 a.m. – 12:00 p.m. with the Event Committee to organize the festivities. Motion to approve - Alfred, Second - Valerie, 5-0
- The Board of Directors approved the purchase of gift cards with the total amount of \$500 for the holiday decoration contest. Motion to approve - Melanie, Second - Valerie, 5-0

## **HOMEOWNER FORUM**

- Homeowners were given the opportunity to address the board and ask any questions. Questions and comments included: basketball goals in street, landscaping, insurance policy and fencing.

## **OPEN MEETING ADJOURNMENT**

Open session was adjourned at 7:52 p.m.

## **NEXT MEETING DATE**

The next board meeting will be on Tuesday, December 14, 2021.

2021-12-16

Alfred Donaldson

LOSSH representative

Linda Kondziela

Spectrum representative

# Signature Certificate

Document Ref.: BUJA4-JBKFA-J8QNE-RG4HG

Document signed by:

	<b>Linda Kondziela</b> Verified E-mail: lkondziela@spectrumam.com	<i>Linda Kondziela</i>
IP: 76.30.139.110      Date: 16 Dec 2021 19:48:28 UTC		

	<b>Alfred Donaldson</b> Verified E-mail: adonaldson@lakesofsouthshoreharbou r.com	<i>Alfred Donaldson</i>
IP: 73.6.130.68      Date: 16 Dec 2021 19:50:35 UTC		

Document completed by all parties on:  
16 Dec 2021 19:50:35 UTC

Page 1 of 1



Signed with PandaDoc.com

PandaDoc is a document workflow and certified eSignature solution trusted by 25,000+ companies worldwide.

