

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

December 14, 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 December 14, 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 & Tiffany Sanford Client Relations Manager

EXECUTIVE SESSION

The Board of Directors reviewed the legal status report and approved to send a counter offered on three accounts. Motion to approve – Alfred Second – Valerie, 4-0

The Board of Directors reviewed the violation report and approved to escalate accounts [REDACTED] and [REDACTED] to a 209 letter and to the attorney for further escalation if not corrected. Motion to approve – Alfred Second - Vikki, 4-0

The board reviewed the aging report and approved to escalate twenty-seven accounts to a 209 letter and to the attorney for further escalation if not corrected. Motion to approve – Alfred, Second – Melanie, 4-0. To stay on top of delinquent accounts, each month the board will be reviewing the aging report and any account delinquent more than \$200 in assessment fees will be moved to the 209 level.

The Board of Directors discussed the credit from TexScope for the two seasonal color changes that were not received in the amount of \$7,000. The Board of Directors approved to apply the credit to future irrigation repairs. Motion to approve – Alfred, Second – Melanie, 4-0

EXECUTIVE ADJOURNMENT

Executive session was adjourned at 7:09 p.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 – Alfred, Second – Valerie, 4-0

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on November 9, 2021. Motion to approve - Melanie, Second - Valerie, 4-0

FINANCIALS

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

OLD BUSINESS

- **Actions between meetings**
 - No action was taken by the Board of Directors since the last meeting held in November. Linda – Community Manger, provided an update on the bridge electrical being out and the holiday decorations at the bridge.
- The Resident Advisory Committee discussed the Austin Street paint/stain color and that the RAC would help to gather the homeowners' votes.
- Event Committee provided an update on the success of the Holiday Event held on December 4th. The event gave out over a 100 cookie decorating kits, had pictures with Santa and provided hot chocolate to homeowners.
- Austin Street Fence Project:
 - Linda – Community Manger provided an update on the wooden fence replacement on Austin Street. Project is 2/3 complete and estimated completion date is mid-January, which could vary due to weather and crew availability.
 - The pay-out for the insurance claim from hurricane Nicholas was presented and the Board of Directors approved the amount of \$34,736.81 (two checks \$20,842.09 & \$13,894.73) which have been received and deposited into the reserve account. A final payment of \$9,319.59 for recoverable depreciation will be released from the insurance company, once the insurance company receives proof that the new fence has been installed. Motion to approve – Alfred, Second - Melanie, 4-0
 - The Board of Directors decided to move the approval of the new fence policy to the meeting on January 11, 2022.

NEW BUSINESS

- The Board President – Alfred provided an update on the rights to have basketball goals in the street. He previously reached out to the League City, City Attorney to get clarification on homeowner's rights. As of the meeting, no response has been provided from the City Attorney and Alfred will plan to follow up after meeting.

HOMEOWNER FORUM

- Homeowners present were given the opportunity to address the board and ask any questions. Questions and comments included: the use of on-line voting for the Austin fence stain/color homeowner voting, the board agreed and will look into options to host the on-line voting.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 7:42 p.m.

NEXT MEETING DATE

The next board meeting will be on Tuesday, January 11, 2022.

Alfred Donaldson

LOSSH representative


Linda Koudziela

Spectrum representative

2022-01-14

Signature Certificate

Reference number: 8WE75-TXTCU-PBXHG-UR5RD

| Signer | Timestamp | Signature |
|---|-----------|--|
| Linda Kondziela Email: lkondziela@spectrumam.com Sent: 14 Jan 2022 19:19:51 UTC Signed: 14 Jan 2022 19:19:51 UTC | |  IP address: 76.30.139.110 Location: League City, United States |
| Alfred Donaldson Email: adonaldson@lakesofsouthshoreharbour.com Sent: 14 Jan 2022 19:19:51 UTC Viewed: 14 Jan 2022 21:38:44 UTC Signed: 14 Jan 2022 21:39:39 UTC | |  IP address: 73.6.130.68 Location: League City, United States |

Document completed by all parties on:
14 Jan 2022 21:39:39 UTC

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