

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

September 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 September 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
- Richard Hipp
- Valerie Anderson
- Vikki Marsh
- Melanie Graves

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

Client Relations Manager-Tiffany Sanford, and Community Manager Linda Kondziela

**EXECUTIVE SESSION**

Attorneys from Lang and Associates attended the executive session and topics covered were the policy and guideline change the Board of Directors previously requested, ACC approval process, violations and the 209 process and reviewed the legal status report.

The board reviewed the violation report and approved to close one violation and escalate one account to 209 letter and to the attorney for further escalation if not corrected.

**EXECUTIVE ADJOURNMENT**

Executive session was adjourned at 7:20p.m.

**DETERMINATION OF QUORUM**

A quorum of Board members was announced, and the board meeting was called to order at 7:25 p.m.

**AGENDA APPROVAL**

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

**MINUTES APPROVAL**

The Board reviewed the minutes from the August 10, 2021 meeting. Motion to approve - Rich, Second - Valerie, 5-0

**OLD BUSINESS**

- **Actions between meetings**
  - The Board of Directors approved to file the tax form ap-206 and the irrigation repairs at Woodcock.

- The Board of Directors shared the vacancies on the RAC, the completion of the landscape enhancements at 96 and South Shore Blvd, provided an update on the concrete fence project and the status on the updated bylaws the attorney is working on.

**NEW BUSINESS**

- The Board of Directors approved to replace all of the wooden fencing along Austin Street. New proposals will need to be provided and the Board of Directors approve a budget of no more than \$250,000. Motion to approve - Alfred, Second - Melanie, 5-0
- The Board of Directors approved to host the National Night Out event on October 5<sup>th</sup> with a budget of \$1500 and selected a date of October 16<sup>th</sup> for the fall garage sale. Motion to approve - Melanie, Second - Valerie, 5-0

**OPEN MEETING ADJOURNMENT**

Open session was adjourned at 9:22 p.m.

**NEXT MEETING DATE**

The next board meeting will be on Tuesday, October 12, 2021.

*Alfred Donaldson*

*Linda Koudziela*

2021-10-15

LOSSH representative

Spectrum representative

Date

# Signature Certificate

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Page 1 of 1



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