

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

June 8, 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 June 8, 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
- Gerald Killian
- Vikki Marsh

Absent with apologies was:

- Melanie Graves

Representing Spectrum Association Management, LP was:

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

DETERMINATION OF QUORUM

A quorum of Board members was announced, and the board meeting was called to order at 6:00 p.m.

EXECUTIVE SESSION

The board discussed the violation report, aging report and legal status report, not action was taken at this time.

GENERAL SESSION

The general session was called to order at 7:04 p.m.

AGENDA APPROVAL

A motion was made to add the irrigation proposal from TexScape Services to new business. Motion- Alfred, Second- Gerald, 4-0

MINUTES APPROVAL

The Board reviewed the minutes from the May 11, 2021 meeting. Motion to approve-Richard, Second-Gerald, 4-0

FINANCIALS

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

OLD BUSINESS

- Actions taken since last board meeting:
 - Candidate Solicitation notices were approved to be sent to the community.

- RAC- Gerald updated the community that the RAC has been working on a financial forecast to help with planning for future expenditures. There are vacancies on the RAC for sections 5, 9, 10 and 11, any one in these sections interested in joining the committee should contact Tiffany at Spectrum AM.
- Landscaping Committee- The landscaping committee advised that they had their first meeting and discussed landscaping through out the community and what they would like to see in the future. The landscaping committee also met with Heather McKnight, the League City Arborist, regarding the current state of the landscaping and future recommendations. The motion was made to request to amend the clean up proposal from TexScape Services to cut all Oleanders back instead of removing them. Motion- Alfred, Second-Richard, 4-0
- An update was provided on the concrete fencing repairs. The board and Spectrum AM met with Concrete Fencing Systems on Tuesday, June 8. The entire fencing system was inspected, and Concrete Fencing Systems will provide a proposal to repair all areas noted.
- Alfred provided an update on the proposed bylaw amendments. He is working to finalize the draft for the documents. Once completed, meetings will be set up to discuss and online voting will be utilized.

NEW BUSINESS

- A proposal was presented from Gulf Coast Aquatics for an AED and BVM to meet the new requirements from the state. Motion to approve the proposal- Richard, Second- Vikki, 4-0
- TexScape Services presented an inspection of the irrigation system and a proposal to repair the system. The board asked that the vendor provide the following information- Which of these repairs are for the areas that will be getting plantings? Which of these areas are linked to beds that will get color changes? Provide a list by priority for the needed repairs.

HOMEOWNER FORUM

Homeowners were reminded that assessments are due on July 1 and that candidate solicitation notices will be coming soon to mailboxes.

Homeowner’s present were given the opportunity to address the board and ask any questions. Questions were asked about possible mailbox replacement alternative options.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 8:00 p.m.

NEXT MEETING DATE

The next meeting of the Board of Directors will be Tuesday, July 13, 2021.

Alfred Donaldson

Linda Koudziela

2021-07-15

LOSSH representative

Spectrum representative

Date

Signature Certificate

Document Ref.: SKQZW-EFRWU-DP4QD-UPN4S

Document signed by:

	<p>Alfred Donaldson Verified E-mail: president@lakesofsouthshoreharbour.com</p>	 
<p>IP: 73.6.130.68</p>	<p>Date: 15 Jul 2021 19:39:57 UTC</p>	

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	<p>Linda Kondziela E-mail: lkondziela@spectrumam.com Signed via link</p>	<p><i>Linda Kondziela</i></p> 
<p>IP: 76.30.139.110</p>	<p>Date: 15 Jul 2021 20:00:20 UTC</p>	

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