

The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes
November 11, 2025

The following meeting minutes reflect the actions taken by the Board of Directors of the Lakes of South Shore Harbour C.A. Inc. (the "Association") at the regular meeting of the Board conducted on November 11, 2025, the "Board Meeting", via Teams.

IN ATTENDANCE

Representing the Members of the Lakes of South Shore Harbour C.A. Inc. were the following Board members:

Paul Winton
Alfred Donaldson
Jeff Young
Denise Grant
Robert Sterner

Absent with Apologies

n/a

Representing Spectrum Association Management, LP was Community Manager Jessica Jacobs

EXECUTIVE SESSION

Legal Status Report

The Board of Directors reviewed the Legal Status Report and approved to file suit on the following accounts.
8932 [REDACTED]

Motion to approve: Jeff, Second, Denise. All approve 5/5.

Aging Report

There were no accounts on the aging report to review.

Violation Report

The Board of Directors reviewed the violation report and approved sending the following accounts to the attorney for further escalation.

8933 [REDACTED] 4- Gen Prop Maintenance

Motion to approve: Alfred, Second, Jeff. All approve 5/5.

DETERMINATION OF QUORUM

A quorum of the Board of Directors was announced, and the board meeting was called to order at 7:04 p.m.

AGENDA APPROVAL

A motion was made to approve the agenda.

Motion to approve: Alfred, Second, Jeff. All approve. 5/5.

MINUTES APPROVAL

The Board of Directors reviewed and approved the minutes of the Board meeting held on October 14, 2025.

Motion to approve: Alfred, Second, Paul. All approve 5/5.

FINANCIALS

The board and homeowners were presented with the financials for September 2025.

ACTION TAKEN SINCE LAST MEETING

None.

GENERAL BUSINESS:

There was an announcement about the upcoming community holiday event on December 6, 2025 and the Holiday Light Contest which will begin on December 15th and end on the 18th.

Holiday Gift Card Approval

The Board reviewed the past gift card amounts for the holiday decoration contest and approved to move forward with prizes for 1st-5th place. \$150, \$125, \$100, \$75, \$50.

Motion to approve: Alfred, Second, Denise. All approve 5/5.

NEW BUSINESS:

Tree Trimming Proposal

The Board reviewed and approved a proposal for tree trimming throughout the community from Monarch Tree Services for \$10,852.13.

Motion to approve: Alfred, Second, Rob. All approve 5/5.

Pool Deck Proposals

The Board reviewed estimates from 3 pool companies to replace the pool decking. They deferred decisions during the meeting due to budgetary restraints for the current fiscal year.

MUD UPDATE:

Due to technical issues, there was no MUD update.

HOMEOWNER FORUM:

Steve Day provided an update from the MUD. He confirmed that the plans for Tucker Lake fencing were moving forward as planned. They will also be moving forward with a reduced meeting schedule for 2026 as planned with meetings in January, February, March, May, August, and September. The completion of the Austin Lake project is still pending sodding/seeding.

There was one homeowner who expressed their concern regarding legal actions outside of meetings.

NEXT MEETING DATE

The next meeting will be held on Tuesday, December 9, 2025, at 7:00PM

OPEN MEETING ADJOURNMENT

Meeting was adjourned at 7:54PM



Rob Sterner (Dec 15, 2025 13:47:24 CST)

LOSSH Representative

Spectrum Representative

12/15/2025

Date