

The Lakes of South Shore Harbour Community Association, Inc.

Annual Meeting Minutes

July 8, 2025

Pursuant to the Bylaws of The Lakes of South Shore Harbour Community Association, Inc. an annual meeting of the membership was duly called and convened on July 8, 2025, at the Watershed Church located at 1751 E. League City Pkwy, League City, Texas 77573 and via Zoom.

DETERMINATION OF QUORUM AND PROOF OF NOTICE

The meeting was called to order by the Treasurer. Paul Winton at 7:02 p.m.

An announcement was made to the membership about the communication of the meeting notice which was mailed & emailed out to the membership announcing the meeting. In addition, an announcement was made that two positions were open on the Board of Directors and quorum was made with 125 members participating in the election. There were 19 members present at the meeting and 11 members also attended via Zoom.

INTRODUCTIONS

The membership present was introduced to the current Treasurer, Paul Winton. Alfred Donaldson, Valerie Anderson, and Rob Sterner were introduced but were unable to be present. Representing Spectrum Association Management were Community Managers Jessica Jacobs and Tiffany Nelson, with Community Coordinator, Emma Yates.

MEETING MINUTES APPROVAL

The minutes for the 2024 Annual Meeting were presented and approved. Motion to approve – Paul Winton, Second – Catherine Grant.

FINANCIALS

The financial report was provided to the membership including various charts and graphs presenting year-end results for the 2024-2025 fiscal year and bank account balances for all Association accounts. A graph of the approved budget for the 2025-2026 fiscal year was also reviewed with the membership.

STATE OF THE ASSOCIATION

Spectrum provided an overview of the 2024-2025 accomplishments and a list of projects that contributed to adding value throughout the community including landscape enhancements, pool resurfacing, restriping of the pool parking lot, new roofs on the gazebo and pool house, pool house restoration, the irrigation expansion project on the east side of South Shore Blvd., and the playground enhancement on woodcock. Goals for the 2025-2026 fiscal year include completion of the irrigation project along the west side of South Shore Blvd, landscape enhancements along South Shore Blvd. & Austin St., and completion of a Reserve Study.

QUESTION & ANSWER SESSION

The floor was open for the question-and-answer session. Steven Day, representing the MUD District, spoke about the Austin Lake bulkhead project as well as the upcoming fencing project around Tucker Lake and answered numerous homeowner questions about the ongoing MUD involvement in the community, taxes, warranties, as well as future projects. Homeowners inquired about when the fountains would be back on, potential new fountains, and when irrigation work would be completed throughout the community.

ELECTION OF BOARD MEMBERS

Spectrum announced the board election session and noted there were two open seats and two candidate submissions that had been received. Voting results were announced that Catherine Grant and Jeff Young had been elected to the open positions on the Board of Directors.

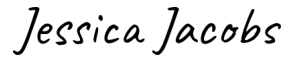
ADJOURNMENT

With all business discussed and no other or new business to be discussed, the meeting was adjourned at 7:42 P.M.



Rob Sterner (Aug 12, 2026 11:37:26 CDT)

Authorized Signer
Lakes of South Shore Harbour
Community Association, Inc.



Spectrum AM
Managing Agent