

The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes
October 14, 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 October 14, 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

Absent with Apologies:

Robert Sterner

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.

893 [REDACTED], 893 [REDACTED] & 893 [REDACTED]

Motion to approve: Paul, Alfred, Paul. All approve 4/4.

Aging Report

The Board of Directors reviewed the aging report and approved to send account 8931901280 to the attorney for further escalation.

Motion to approve: Jeff, Second, Paul. All approve 4/4.

Violation Report

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

893 [REDACTED] - Fence
893 [REDACTED] - Dead Tree
893 [REDACTED] - Dead Tree
893 [REDACTED] - Clutter

Motion to approve: Alfred, Second, Jeff. All approve 4/4.

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: Paul, Second, Denise. All approve. 4/4.

MINUTES APPROVAL

The Board of Directors reviewed and approved the minutes of the Board meeting held on September 9, 2025.
Motion to approve: Jeff, Second, Paul. All approve 4/4.

FINANCIALS

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

ACTION TAKEN SINCE LAST MEETING

The Board of Directors finalized a legal settlement agreement with the following account thereby resolving the pending litigation: 893 [REDACTED].

GENERAL BUSINESS:

There was an announcement about the upcoming community garage sale on October 25, 2025.

NEW BUSINESS:

Holiday Gift Card Approval

The Board reviewed the past gift card amounts for the holiday decoration contest and deferred making decisions until the meeting in November due to technical issues where many homeowners could not access the meeting link.

Tree Trimming Proposal

The Board reviewed a proposal from tree trimming throughout the community from Monarch and deferred making decisions due to technical issues where many homeowners could not access the meeting link.

MUD UPDATE:

Due to technical issues, there was no MUD update.

HOMEOWNER FORUM:

There were no homeowner concerns expressed during the meeting.

NEXT MEETING DATE

The next meeting will be held on Tuesday November 11, 2025, at 7:00PM

OPEN MEETING ADJOURNMENT

Meeting was adjourned at 7:23PM



Rob Sterner (Nov 12, 2025 08:48:50 CST)

LOSSH Representative



Spectrum Representative

11/12/2025

Date