

The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes
November 12, 2024

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 12, 2024 (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
Paul Winton
Robert Sterner
Vicki Funk
Valerie Anderson - absent with apologies.

Representing Spectrum Association Management, LP was Community Managers Linda Kondziela & Jessica Jacobs

EXECUTIVE SESSION

The Board of Directors reviewed the October legal status report and voted to approve the following accounts to be sent to legal.

Accounts: 8936 [REDACTED] 8932 [REDACTED], & 8935 [REDACTED].

Motion to approve- Rob, Second- Vicki, all approve 4/4.

The Board of Directors discussed the upcoming Corporate Transparency Act (CTA) and voted unanimously to opt in to Spectrum's services.. Motion to approve-Alfred, Second- Vicki, all approve. 4/4

The Board of Directors reviewed a homeowner waiver request and approved to move forward with the write off. Motion to approve-Alfred, Second- Vicki, all approve. 4/4

The Board of Directors discussed a property improvement that is with legal for account 8934 [REDACTED] and requested additional information.

DETERMINATION OF QUORUM

A quorum of 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 – Rob. all approve. 4/4.

MINUTES APPROVAL

The Board of Directors reviewed the minutes from the Board Meeting held on October 8, 2024, and a motion was made to approve the minutes with no changes. Motion to approve – Vicki, second – Rob, all approve. 4/4.

FINANCIALS

The board and homeowners were presented with the financials for September 2024.

In addition, Spectrum presented the balance sheet from October 2024 that showed where the amount of \$181,395.41 was cleared from the financial report.

The Board has requested a representative from Spectrum's financial department to attend the next meeting on December 10, 2024, to speak on Prepaid Homeowner Balances to gain clarification on where the balances are shown in the financial report.

GENERAL BUSINESS

Roof Repair of Pool/Gazebo:

The roof of the pool and gazebo has been repaired and the invoice has been paid. The Board inquired about the insurance recoverable depreciation payment.

Landscaping/Irrigation:

The Board of Directors reviewed several proposals for landscape enhancements throughout the community. The board approved to move forward with the following TexScape proposal:

- Removal of multiple wax myrtles located on the NW & SW corner of Island Crossing and South Shore Harbour Blvd. totaling \$3897.00. Motion to approve – Vicki, second – Rob, all approve. 4/4.

The board has decided to defer further discussing the additional TexScape proposals until the December 10th Board meeting

- 2 Large medians on South Shore Harbour
- Brook Arbor & South Shore Blvd
- NW Corner of Island Crossing & South Shore Harbour
- SW Island Crossing Corner Bed

Events:

The Board of Directors discussed the holiday decorating contest and approved for five Amazon gift cards to be purchased totaling \$500 (\$150, \$125, \$100, \$75, \$50) for the top five winners of the contest. Motion to approve Vicki, second – Paul, all approve. 4/4.

HOA Land Purchase by Tucker Road:

The HOA attorney is in the process of finishing up the closing documents.

MUD UPDATE: Mr. Day provided an update on the Austin Lake bulkhead project and other MUD related topics. The Lakes of South Shore Board and the MUD Board are planning joint meetings to discuss the maintenance agreement, and the yearly lake walk.

OPEN MEETING ADJOURNMENT

Open session was adjourned at 8:18 p.m.

NEXT MEETING DATE

The next meeting will be held on Tuesday, December 10, 2024.

Alfred Donaldson

LOSSH Representative

Jessica Jacobs

Spectrum Representative

12 / 18 / 2024

Date

Signature Certificate

Reference number: GAGT6-MMYIO-HAWAG-EO6SU

Signer

Timestamp

Signature

Jessica Jacobs

Email: jjacobs@spectrumam.com

Sent:

18 Dec 2024 18:04:14 UTC

Viewed:

18 Dec 2024 18:25:27 UTC

Signed:

18 Dec 2024 18:25:36 UTC

Jessica Jacobs

Recipient Verification:

✓ Email verified

18 Dec 2024 18:25:27 UTC

IP address: 66.202.135.70

Location: League City, United States

Alfred Donaldson

Email: adonaldson@lakesofsouthshoreharbour.com

Sent:

18 Dec 2024 18:04:14 UTC

Viewed:

18 Dec 2024 19:34:53 UTC

Signed:

18 Dec 2024 19:36:00 UTC

Alfred Donaldson

Recipient Verification:

✓ Email verified

18 Dec 2024 19:34:53 UTC

IP address: 76.143.199.1

Location: League City, United States

Document completed by all parties on:

18 Dec 2024 19:36:00 UTC

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