

The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes
May 13, 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 May 13, 2025, 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:

Robert Sterner
Paul Winton
Alfred Donaldson
Valerie Anderson

Representing Spectrum Association Management, LP was Community Manager Jessica Jacobs

EXECUTIVE SESSION

The Board of Directors reviewed the May legal status report. No action was needed.

The Board of Directors reviewed the violation report and approved to escalate the following accounts to legal for further escalation if not corrected:

89350XXXX-Grass/Weeds

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

The Board of Directors discussed proposals for a reserve study and deferred further discussion until June in the open session.

The Board of Directors discussed the policies and procedures for pool reservations.

The Board of Directors discussed updates to guidelines involving lighting, signs, pressure washing, and tree trimming.

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

ACTION TAKEN SINCE LAST MEETING

There were no actions taken since last meeting.

MINUTES APPROVAL

The Board of Directors reviewed the minutes of the Board Meeting held on April 8, 2025, and a motion was made to approve the minutes with no changes. The motion passed with Rob and Paul voting in favor. Valerie and Alfred abstained.

FINANCIALS

The board and homeowners were presented with the financials for March 2025. They discussed the Due from Reserve balance and deferred decisions until the June meeting.

GENERAL BUSINESS

Board Resignation:

The Board of Directors announced that Vicki Funk resigned from her seat on the Board, effective 5/6/2025.

Picnic Table Additions:

The Board of Directors were presented 3 proposals for picnic table additions in the pool area. The Board approved the estimate from HSR totaling \$3,239.00 for two additional Hex tables to be added to the pool area.

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

Power Washing:

The Board of Directors were presented with 3 proposals to power wash the recreation center area. The Board approved the estimate from CertaPro for \$2960.35.

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

2025-2026 Budget:

The Board of Directors and Spectrum presented the proposed budget for the 2025-2026 fiscal year. The Board approved the presented budget with a 15% increase at 0.319383 per sq foot and a total assessment income of \$1,017,244.76.

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

NEW BUSINESS:

Landscape Contract:

The Board of Directors reviewed 3 proposals for their landscaping contract. The Board approved to move forward with the 3-year contract with TexScape Landscape Services.

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

Palm Removals:

The Board of Directors reviewed an estimate from Monarch Tree Services to remove two palms. They have deferred the decision until they can get some more information, including photos with estimates.

Tennis Court Screens:

The Board of Directors reviewed a proposal from Classic Sports totaling \$2610.00 and voted to not move forward with repairing/replacing the screens. They have requested additional options for screening for the courts that were more durable in windy conditions.

Flag Placements:

The Board of Directors reviewed a proposal from Troops 595 and 596 for the flag placements throughout the community totaling \$2100.00. The Board of Directors approved to move forward with the placements on the following holidays: Memorial Day, Independence Day, Flag Day, Patriot's Day, and Labor Day.

MUD UPDATE:

Mr. Day provided an update on the Austin Lake bulkhead project and other MUD related topics. They are working on the water bill and irrigation repair reimbursements that were submitted for, for the damage done by the contractors and they have approved the work for be completed for reimbursement for the damage to the fountain conduits on Austin Lake totaling \$17,407.93 from Lake Management and McWilliams Electric. They are in the process of inspecting and repairing all sidewalks damaged during the project and hope to be wrapping that up soon. They will also be looking into tree replacements/plantings in the fall. The MUD would also like to work towards scheduling the lake walk between the MUD and The Lakes of South Shore Board in late June-July.

HOMEOWNER FORUM:

A homeowner brought up concerns about wildlife access in Ausin Lake. She had taken her concern to the MUD board as well. Another homeowner requested that attention be paid to fountains on Kroger Lake. The Board assured her the fountain replacements were in the budget and that we were working toward obtaining estimates. The homeowner also requested the irrigation around Austin Lake be assessed.

MEETING ADJOURNMENT

Meeting was adjourned at 8:13PM

NEXT MEETING DATE

The next meeting will be held on Tuesday, June 10, 2025



Robert P Sterner (Aug 13, 2025 13:35:48 CDT)

LOSSH Representative

Spectrum Representative
United States

Date