

The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes
December 9, 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 December 9, 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
Jeff Young
Denise Grant

Absent with Apologies

Robert Sterner
Alfred Donaldson

Representing Spectrum Association Management, LP was Community Manager Jessica Jacobs

EXECUTIVE SESSION

Homeowner Hearing

A homeowner attended the meeting to discuss his denied ACC application for his shutters. He is requesting to add Colonial Shutters in the color "Gentian Blue". The Board of Directors determined that further discussion among all members is necessary prior to reaching a decision.

Legal Status Report

The Board of Directors reviewed the Legal Status Report and approved to file suit on the following accounts.
89320*****

Motion to approve: Jeff, Second, Paul. All approve 3/3.

Aging Report

The Board of Directors reviewed the aging report and approved sending the following accounts to the attorney for further collection efforts.

89358*****, 89324*****, 89327*****, 89342*****, 89348*****, 89334*****, 89351*****, 89308*****,
89355*****, 89302*****, 89330*****, 89320*****, 89334*****, 89357*****, 89365*****, 89321*****,
89342*****, 89366*****, 89321*****, 89301*****, 89315*****, 89340*****, 89362*****

Motion to approve: Jeff, Second, Denise. All approve 3/3.

Violation Report

There were no fully escalated violations to review.

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: Jeff, Second, Paul. All approve. 3/3.

MINUTES APPROVAL

The Board of Directors reviewed and approved the minutes of the Board meeting held on November 11, 2025. Motion to approve: Denise, Second, Jeff. All approve 3/3.

FINANCIALS

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

ACTION TAKEN SINCE LAST MEETING

None.

GENERAL BUSINESS:

There was an announcement made that the previously approved tree trimming throughout the community has been completed.

Events

There was an announcement about the upcoming holiday decorating contest. Voting to begin on 12/15/2025 with the winner announced on Friday, December 19th.

Pool Deck Proposals

The Board reviewed estimates from 2 pool companies to repair coping and deck-o 'seal for the upcoming pool season. They deferred decisions until the January Board meeting.

NEW BUSINESS:

Tenant Registration

The Board reviewed and approved to move forward with Tenant Registration in 2026.

Motion to approve: Jeff, Second, Denise. All approve 3/3.

MUD UPDATE:

Steve Day provided an update. The fencing around Tucker Lake is progressing as planned. They mentioned scheduling a meeting with the HOA Board to further discuss the retention pond agreement, possibly for January.

HOMEOWNER FORUM:

There was one homeowner and landscape committee member who inquired about winter plans for protecting the palms this year during a potential freeze. She mentioned that the Queen Anne palms are the only ones that should need protection as the other species are freeze resistant.

NEXT MEETING DATE

The next meeting will be held on Tuesday, January 13, 2025, at 7:00PM

OPEN MEETING ADJOURNMENT

Meeting was adjourned at 7:14PM


Rob Sterner (Feb 5, 2026 15:46:50 CST)

02/05/2026

LOSSH Representative

Date



Spectrum Representative