

The Lakes of South Shore Harbour C.A. Inc.
Board Meeting Minutes
March 13, 2026

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 March 10, 2026, 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:

Denise Grant
Paul Winton
Robert Sterner
Alfred Donaldson

Absent with Apologies

Jeff Young

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: 8934502907, 8932202971, 8934603134.

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

Aging Report

There were no fully escalated accounts for Board review.

Violation Report

The Board of Directors reviewed the violation report and questioned whether the parking violation for account 8936603204 was due to the vehicle being inoperable. They requested site to further inspect.

Fee Waiver Request

The Board reviewed a request from account number 8931300630 to waive the fees on their account. The Board approved to waive soft costs.

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

OPEN SESSION

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

MINUTES APPROVAL

The Board of Directors reviewed and approved the February 2026 meeting minutes.

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

FINANCIALS

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

ACTION TAKEN SINCE LAST MEETING

A decision was made by the Board on which crepe myrtles to trim and how to trim them. The Board also approved estimate 1764 for \$2850 to replace a failed pump motor with a variable speed motor.

GENERAL BUSINESS:

Tennis Court Screening Proposals

The Board reviewed 4 estimates from 2 companies to replace the screening at the tennis courts. They approved to move forward with either estimate 5464 from Marquee Property Services or estimate 1513 from HSR Services, whomever can get the job done more quickly.

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

NEW BUSINESS:

2026 Flag Postings

The Board reviewed 2 estimates for 2026 flag postings throughout the community and approved to move forward with the option to add more flags than 2025 for \$2,200.

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

Lake Management Update

Two representatives from Lake Management were present to address Board and homeowner concerns about the middle fountain on Austin Lake. They addressed why the fountain could not be turned in for warranty as well as the steps they have taken thus far to get it functional, including installing a new GCFI to the panel. They also confirmed they cannot update the light color remotely and that it needs to be adjusted at the panel. It was confirmed that they have the correct lighting schedule.

MUD UPDATE:

Steve Day provided an update from the MUD's meeting. The landscaping plans for tree replanting were approved for up to \$25,000 for the association to be reimbursed by the MUD. They also reported that the fence plan around Tucker Lake is moving along. There was a brief conversation about motorized vehicles in common areas and what the homeowners can do to report the issues, specifically reporting violations to League City Police Department.

HOMEOWNER FORUM:

There were numerous homeowners in attendance tonight. A concern was raised about the middle fountain on Austin Lake and its functionality as well as colors. It was also announced that the fountain color schedules were posted on the website. A homeowner also requested information about light repairs at the tennis court. The repair has been deferred due to cost. Landscaping concerns were also raised about the tree replanting. It was requested by a member of the landscaping committee to pause planting until fall as well as information on planned watering. It was also requested to have more details from homeowner's questions posted in the meeting minutes.

NEXT MEETING DATE

The next meeting will be held on Tuesday, April 14, 2026, at 7:00PM

OPEN MEETING ADJOURNMENT

Meeting was adjourned at 7:59PM.



[Rob Sterner \(Apr 15, 2026 10:58:08 CDT\)](#)

LOSSH Representative

Spectrum Representative

04/15/2026

Date