

THE LAKES OF SOUTH SHORE HARBOUR C.A. INC.

REGULAR BOARD OF DIRECTORS MEETING

MEETING MINUTES- FEBRUARY 2018

The following meeting minutes reflect the actions taken by the Board of Directors (the "Board") of The Lakes of South Shore Harbour C.A. Inc. (the "Association") at the regular meeting of the Board conducted FEBRUARY 13, 2019 (the "Board Meeting").

Location: Olympia Grill- 2535 Gulf Fwy S, League City, TX 77573

Attending: Michael Goodnight, Mike Lee, Allison McIntyre, Cindy Pratt, Rob Schuler-(via teleconference)

Guests: Kristin Hooker, (Property Manager) , Tully Dunlap, Jay Mehta, JC Cabrera , Staci Stoller, Michael McGinty & Weldon Yancey

Meeting Called to Order at 6:30 pm

I. Approval of Agenda

Approved with the following changes:

Add Maintenance Committee under item # 3 and add homeowner comments as item #5.

By: M. Lee 2nd- M. Goodnight

Result- Motion passed.

II. Approval of Minutes

Motion to approve minutes from January 2019 Meeting

By: M. Goodnight 2nd- C. Pratt

Result- Motion passed.

III. Status Updates Committees-

- **Finance Committee-** C. Pratt reported actions taken by the finance committee-
- **Landscaping Committee-** Claudia Foutz officially resigned as chairperson from the landscaping committee. Mike Lee had nothing further to report.
- **Architectural Committee-** Staci Stoller will be meeting with the other members of the AR committee to revise the architectural guidelines. The recommended changes will be submitted to the board at the March meeting. The changes will be decided at the April homeowner meeting. The ARC will be compiling "FAQ's" to be posted on the website. Michael Goodnight – will research changing the governing documents a format that is searchable.
- **Communication Committee-** Michael Goodnight reported on the changes that have been made to the website. Kristin Hooker, Property Manager gave a report on a new management software to be considered.

IV. Delinquent Account Report- 45 delinquent accounts dating back from 2016. \$100K in delinquent assessment. We have started the lien process on 4 accounts. 12 delinquent accounts have been referred to the attorney and have been sent 209 letters. The remainder of the accounts are in various stages of collection.

V. Addition of 2 new committees- Engineering Committee, work with the Strategic Planning Committee, with the infrastructure , any major overhaul / repairs (i.e. fountains, bridges, lakes, sidewalks etc.) to be chaired by Steven Day. Maintenance Committee will assist with general repairs and maintenance of the property to be chaired by Mike Lee.

Motion to approve addition of 2 new committees

By: M. Lee 2nd- C. Pratt

Result- Motion passed.

VI. Third Party accountant- Hire a qualified accountant to complete the data entry and to identify issues with data in our current accounting system. Cindy Pratt and Rob Schuler will proceed with finding and hiring an accountant.

Motion to approve addition of 2 new committees

By: M. Lee 2nd- C. Pratt

Result- Motion passed.

VII. Review Changes to the payment plan policy- The Board reviewed the recommended changes provided by the association attorney. No decision was made at this time.

VIII. Insurance Policy renewal- Rob Schuler will review the current policy and report any changes that need to be made. Current policy will expire on May 31,2018.

IX. Pool Management Contract- Property Manager will obtain the proposals from our current management company and from Gulf Coast Aquatics. Mike Lee, Michael Goodnight will review pool management proposals.

X. Resident Comments-

- Homeowner, Weldon Yancey- inquired as to the status of the brick fencing along Austin.
- Homeowner, JC Cabrera- inquired as to the roles and responsibilities of the volunteers and chairperson within a committee.
- Homeowner, Jayesh Mehta- would like the number of people of who voted and how many votes each candidate to be announced at the next annual meeting.
- Homeowner, Tully Dunlap- inquired if we are going to hire a CPA to do the annual reporting. Inquired as to the amount of insurance coverage that the HOA has in place.

XI. Executive Session-

- Reviewed active payment plans

No decisions were made during executive session

Meeting Adjourned 9:03pm