

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

REGULAR BOARD OF DIRECTORS MEETING

MEETING MINUTES APRIL 02,2018

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 (the "Board Meeting").

Location: Marina Plaza, 2600 South Shore Blvd, Suite 300, League City, Texas 77573

Attending: Kevin Jennings, Lisa Almendariz, Eric Froeschner, Michael Goodnight, Michael Killian

Guests: Kristin Hooker, Property Manager, Claudia Foutz, resident, Mike Lee, Rec. Committee, Cindy Dudley, homeowner

Meeting Called to Order at 7:07 p.m.

I. Approval of Minutes & Agenda

- A. Motion to approve minutes from March 2018 meeting
- B. By: Kevin Jennings- 2nd- Lisa Almendariz
Result- Motion passed.

II. Approval of Agenda

- A. Motion to approve
- B. By Michael Goodnight 2nd Kevin Jennings Result: Motion Approved

III. Executive Session-

Discussed Harbour Tide Swim Team- was advised that the swim team would not be using our facility. Froeschner requested to rescind the decision due to a possible conflict of interest. The matter was not rescinded. Issue was discussed with our legal representation and no further action is required.

Discussed a homeowner issue involving construction that was unapproved through the Architectural Committee. Attorney advised that we send a certified 30- notice 209.0 to request a complete . Motion to approve plan of action – was voted on and approved.

Discussed Property Manager Contract – Contract terms and scope of work - motion to approve the contract and terms. The contract was voted on approved.

IV. Pool Management contract for 2018

Reviewed contracts from two companies Poseidon Pool and Aquatic Management Board requested more information and clarification on the movie nights. Board will review the contracts and make a decision via email.

Motion Kevin Jennings – 2nd Lisa Almendariz – Motion was passed

- Board voted via email on 04/10/2018 to approve the contract for Poseidon Pools and notice was given to terminate with previous pool management company.

V. Kroger Lake Erosion

Homeowner C. Foutz made the Board aware of homeowner concerns about the erosion issue at Kroger Lake. It was recommended that we improve communication with the MUD board and approach the MUD with a proposal for repairs. C. Foutz recommended that a board member attend the MUD meeting.

Claudia Foutz requested that the board post the terms of the board members on the HOA website.

VI. Landscape Improvement Committee

Claudia Foutz and Mike Lee presented their recommendations and plan of action. C.Foutz and M. Lee will be tagging the plants and trees that are in need of trimming. The Board complimented the appearance of the community with the addition of the new improvements. The committee will present a more detailed report next meeting.

Kevin Jennings inquired about the plant replacement in front of the water tower. Mike Lee has been in contact with the City and the replacement is on the schedule. The community will be notified as we have more information.

Lisa Almendariz would like to form a Jr. Advisory committee for young residents in our community. The intent of the committee is to bring more participation from the community. Lisa Almendariz will work on a plan to put this in to action.

VII. Financials were reviewed and determined we are 46K delinquent overall. Michael Killian gave an overview of the financials. Average monthly expenses are about 40K. Motion to approve the financial reports as provided. – Motion to approve KJ 2nd – Lisa Almendariz- Motion passed

VIII. Proposals for CPA to perform bookkeeping services
provide recommendation for CPA firm to Kristin Hooker.

Killian to

Meeting Adjournment 8:45pm