

MEETING MINUTES February 06, 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: Eric Froeschner,, Michael Goodnight, Michael Killian, Kevin Jennings

Absent : Lisa Almendariz

Guests :Cindy Dudley , Mike Lee -Homeowners

Meeting Called to Order at 6:40 p.m.

I. Approval of Minutes & Agenda

A. Motion to approve agenda with exclusion of item #4

B. By: Michael Goodnight 2nd Kevin Jennings: Result: Approved

II. Website – Issues & Additions

Michael Goodnight noted his issues with payment functions- Will get Kristin more information at a later date.

Kevin Jennings noted his issues with the submit function on the violation form. – Kristin noted she has since repaired the issue and the button functions as designed.

Board discussed the functionality of the blog and the goal for transparency.

Kristin to change the permissions for the board to be able to moderate the blog.

Board discussed the minutes possibly being private and only accessible to residents only.

Kristin to create a username and password for homeowners that are already signed up – to regulate access to the minutes, agenda, financials and blog.

III. Newsletter

Eric F. suggested the possibility of homeowners writing a column for the newsletter monthly . Eric F. volunteered to write a column for newsletters for health board.

Michael Goodnight- wanted to homeowners to write a 5 sentence blurb for the newsletters, or however the residents want to contribute to the newsletter, we should allow for it.

IV. Landscaping Improvement Committee

Mike Lee summarized the report written by himself and Claudia Foutz. Mike Lee commented that he understands that the community landscaping looks poor , as we are recovering from 2 freezes. The report outlines that we are an aging community, and the rose bushes at the entrances are going to be cut back to bring them back to life. The mulch that was installed at the end of summer washed away with the flood from Harvey. The landscape plan includes cutting back the roses at each entrance so that the name markers are more visible. With that plan, we would like to ask the homeowners in each of the 14 sections of our community to have one volunteer to be a spokesperson for that section.

Kristin will work on putting the information together to display on the website. Mike Lee suggested

putting together a price list of what the replacements will cost to overhaul the community landscaping. Michael Goodnight would like our common areas to be devoid of weeds and more quality grass. Kevin Jennings would like a proposal that would include building up the area behind the entrance sign on Austin street, so that the entrance marker is more visible. The committee also suggested to mulch 4 times per year, and weed and feed 4 times per year as well.

- A. Motion was made to approve the increase in the amount of mulching, fertilizing and weed prevention to four times per year. The color of mulching was changed to black mulch.
Motion Made by : Kevin Jennings 2nd: Michael Goodnight. – Result- passed.

V. Review of Contracts for third party contracts

- A. Review Landscaping Contract- Renewed in August 2016, and will renew annually automatically.
B. Review Property Management Contract- Will need to renew this contract annually in order to maintain the independent contract status.
C. Review of the office space - Board decided to give notice for the office space and vacate the space at the end of the term in June 2018. Storage of files will remain at the rented storage space.

Motion to give notice to vacate the current office space at end of term (June 2018)

Motion made by : Kevin Jennings 2nd : Michael Goodnight Result: approved.

- VI. Playground Equipment-** Discussed the equipment replacement at Island Crossing – Board decided on the Playskool equipment 2894. Kristin to make the necessary arrangements for installation

VII. Harbour Tide Swim Team

Kevin Jennings noted that we should let the team use the pool, that it does not cost the HOA financially, and that we had no complaints. Eric F asked if the residents of south shore get an additional discount for swimming on Harbour tide? How many residents are actually on Harbour Tide? Michael Goodnight responded with a ballpark number of 15%. Eric F. noted that he does not want to appear as though we are doing favors for this swim team and not others. The Swim team has swam in the afternoon for approx. one month until the pool opens for the season. Michael Goodnight proposed that Harbour Tide use the pool in the morning as well. Eric F. would like to see a proposal for the upcoming swim season to add the morning use. Michael Goodnight proposed allowing the swim team to use the pool with the same proximity as the past few years. Michael Killian added that we have never been approached by any other swim team, and that essentially that this would be a renewal of a Agreement

Motion to allow the Harbour Tide swim team to use the pool and that any changes to frequency of use, would be discussed at a later time.

Motion to approve: Kevin Jennings 2nd: Michael Goodnight -Result- approved

Executive Session-

No action taken during executive sessions.