

THE LAKES OF SOUTH SHORE HARBOUR C.A. INC.
REGULAR BOARD OF DIRECTORS MEETING

MEETING MINUTES March 20, 2019

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: LCPD 555 W. Walker Street League City Tx 77573

Attending: Rob Schuler, Michael Lee, Michael Goodnight, Allison McIntyre, Cindy Pratt,

Guests: Kristin Hooker, Property Manager, Tully Dunlap, Jayesh Mehta, Mary Ann Matlock, JC Cabrera, and Samuel Sze- Association project based - CPA

Meeting Called to Order at 6:30 p.m.

I. Approval of Agenda

Motion to approve Agenda for meeting

By: Mike Lee 2nd- Cindy Pratt

Result- Motion passed.

II. Approval of Agenda Approval of Minutes from February meeting

Motion to approve minutes from previous meeting dated 02-13-2019

By Cindy Pratt 2nd Mike Lee: Motion Approved

OLD BUSINESS

III. Pool Management Contract- Motion to approve Gulf Coast Aquatics contract for pool management services.

By: Mike Lee 2nd Michael Goodnight

Result- Motion Passed

- Action item – Property Manager will notify the current pool management company of the cancellation
- Action item- Michael Goodnight and Mike Lee will meet with GCA and finalize the contract and verify information about “dive in movie nights”

IV. Appfolio Software Implementation- Motion to approve upgrading to Appfolio Software

By: Mike Lee 2nd Michael Goodnight

Result: motion passed

- Action Item: obtain sample board packet –
- Action item: obtain migration plan

NEW BUSINESS

V. Establish a procedure to produce and publish meeting minutes within 2 days after the meeting.

The Board would like to begin publishing the meeting minutes within 2 business days following a board of director's meeting. The turnaround time will support a more accurate account of the actions that took place during the meeting. The meeting minutes would then be approved by the board and posted on the website. The process will begin immediately on a trial basis and the board will develop an official policy at a later time.

VI. Policy and Procedures for Violation enforcement

Action item for property manager to draft a more effective violation enforcement procedure for Board and Legal review. The procedure will be voted on at the next meeting.

Time was provided for Guest introduction

Cindy Pratt introduced Samuel Sze, CPA. Samuel has been assisting the HOA with reconciling historical data.

VII. Homeowner Comments

VIII. Executive Session

The Board reviewed with delinquent account report and approved 2 payment plan agreements.

Meeting Adjourned- 8:26pm