



Southshore Hills POA

Board of Directors Meeting
General Session Meeting Minutes
October 5, 2022

CALL TO ORDER:

The General Session Meeting of Southshore Hills Property Owners' Association was held on October 5, 2022, via Zoom. Quorum was established, and the meeting was called to order by Richard Hostin at 6:16 PM.

DIRECTORS PRESENT: Richard Hostin – President
Kavoos Blourtchi – Treasurer
Danny Lupold – Director at Large
Jonathan Mason – Vice President

DIRECTOR(S) ABSENT: Judith Perez – Secretary

OTHERS PRESENT: 1 – Homeowner present

PROPERTY MANAGEMENT PROFESSIONALS' REPRESENTATIVES:

Hannah Lupoli, Associate Community Asset Manager

SECRETARY'S REPORT:

A motion was made by Danny Lupold and seconded by Kavoos Blourtchi to approve the General meeting minutes from September 7, 2022. Motion carried (M/S/C 4-0).

MANAGEMENT REPORT:

The Board of Directors reviewed and discussed the action item tracker. Announcement of Executive Session Summary.

CC&R RESTATEMENT:

As of today's date, the association has received 59 Ballots. A motion was made by Danny Lupold and seconded by Kavoos Blourtchi to extend the voting an additional 30 days toward the collection of more ballots. Motion carried. (M/S/C 3-0).

TREASURER'S REPORT:

Delinquency Report: No items to report. No action required.

Financial Summary: Kavoos Blourtchi reported no discrepancies for August 2022 financial summary.

Financial Statements: Kavoos Blourtchi reported no discrepancies for August 2022 financial statements. A motion was made Richard Hostin and seconded by Danny Lupold to approve the August 2022 financial statements as presented Motion carried. (M/S/C 4-0).

2023 Budget: The Board reviewed the 2 proposed budgets, one proposed budget for no increase in management fees with a reduction to bi-monthly meetings and another proposed budget for a 5%



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management fee increase with no reduction in meeting frequency. A motion was made by Richard Hostin and seconded by Kavoo Blourtchi to approve the proposed Budget with a 5% management fee increase with no reduction in meeting frequency. Motion carried (M/S/C/ 4-0).

COMMITTEE REPORTS:

Technology and Communications Committee: No reports currently.

Architectural Committee: No reports currently.

Landscape Committee: No reports currently.

NEW / UNFINISHED BUSINESS:

None currently.

HOMEOWNER'S FORUM:

1 Homeowner present – No questions currently and shared their gratitude to the Board for volunteering their time to conduct Association business.

ADJOURNMENT AND ANNOUNCEMENT OF THE NEXT BOARD MEETING:

The General Session Meeting was adjourned to the General Session Meeting at 6:35 PM. The next Board meeting is scheduled for November 2, 2022, via Zoom Meeting.

Board Member

Date