

Southshore Hills Property Owners' Association
Board of Directors Meeting
General Session Meeting Minutes
September 7, 2022

CALL TO ORDER:

The General Session Meeting of Southshore Hills Property Owners' Association was held on September 7, 2022, via Zoom. Quorum was established, and the meeting was called to order by Richard Hostin at 6:30 PM.

DIRECTORS PRESENT: Richard Hostin – President
Judith Perez – Secretary
Kavoos Blourtchi – Treasurer

DIRECTORS ABSENT: Danny Lupold – Director at Large
Jonathan Mason – Vice President

OTHERS PRESENT: 1 – homeowner present

PROPERTY MANAGEMENT PROFESSIONALS' REPRESENTATIVES:

Hannah Lupoli, Associate Community Asset Manager

SECRETARY'S REPORT:

A motion was made by Judith Perez and seconded by Kavoos Blourtchi to approve the General meeting minutes from July 6, 2022, without revision. Motion carried (M/S/C 3-0).

MANAGEMENT REPORT:

The Board of Directors reviewed and discussed the action item tracker.

Announcement of Executive Session Summary: The Board ratified their decision to approve the master insurance proposal. Board to discuss moving to bi-monthly meetings. The board discussed the new Exhibit B provided by PMP Management via email on 09/02/2022 and requested a maintained rate of \$1845.00 with 2 hours meetings, bi-monthly on odd months. Hannah is to reach out to PMP Management leadership, Carrie Simmons & Brandon Grosh and provide an update to the Board before the October 5th meeting.

CC&R RESTATEMENT:

As of today's date, the association has received 57 Ballots. A motion was made by Richard Hostin and seconded by Kavoos Blourtchi to extend the voting an additional 30 days towards 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 July 2022 financial summary.

Financial Statements: Kavoos Blourtchi reported no discrepancies for July 2022 financial statements. A motion was made Richard Hostin and seconded by Judith Perez to approve the July 2022 financial statements as presented Motion carried. (M/S/C 3-0).

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COMMITTEE REPORTS:

Technology and Communications Committee: No reports at this time.

Architectural Committee: No reports at this time.

Landscape Committee: No reports at this time.

NEW / UNFINISHED BUSINESS:

None at this time.

HOMEOWNER'S FORUM:

No Homeowner's present

ADJOURNMENT AND ANNOUNCEMENT OF THE NEXT BOARD MEETING:

The General Session Meeting was adjourned to the General Session Meeting at 6:49 PM. The next Board meeting is scheduled for October 5, 2022, via Zoom Meeting.

Board Member

Date