

Lakes of Shady Shores Homeowners Association

January 15th, 2026 – Meeting Minutes

HOA Website: www.lsshua.com

HOA Email: LakesofSSHOA@gmail.com

In attendance: Pam Mintz, Phyllis Santogrossi, Amelda Kamstra, Lynda Neal, Curtis Morgan, Rodney Carter, Joe Kessler, Greg and Christine Hutmacher.

The meeting was called to order at 7:01pm in the home of Lynda Neal. The November 2026 minutes were approved by Phyllis Santogrossi and seconded Rodney Carter.

The Treasurer's report: There is a balance in our checking account of \$33,851.87. A motion to approve the treasurer's report was made by Rodney Carter and seconded by Lynda Neal.

Architectural Report: 1 Submission has been completed.

Old Business

- **Business Referral:** The business referral listings were posted on our website for the neighborhood. If you have any additional referrals for our website, please email Joe Kessler at kesslertx@charter.net the Company name, contact person, address, phone, and email.
- **Gate Remotes:** Extra remotes are now available for purchase at the Kessler home, 114 Waterwood Circle. The cost is \$20 per remote, and the check should be made payable to Lakes of Shady Shores HOA. We have 1 extra remote currently available.

New Business

- **Front Entrance Decorations:** Thank you to the Carters and Bassingers for the beautiful Christmas decorations they made at the front entrance.
- **HOA Dues:** 1 Payment of \$800 due by January 31st, 2026. If not paid on time a late fee will be incurred. Checks or cash can be given to any of the HOA Board members. A Reminder will be sent out to all residents again.
- The board received some complaints about the state of yards and pools:
 - Letters will be delivered to said properties to keep yards maintained and clean as well as pools that need to be clean to avoid health hazards.
 - Discussion was held about the steps that will be taken if said properties do not adhere to HOA rules and regulations, as well as hiring an attorney to help with legal actions necessary where residents fails to comply.
- **Meeting locations and dates:**
 - February 5th, 2026 – Pam Mintz House – 101 Lakeside Dr.
 - March 5th, 2026 – Rodney Carter House – 335 Lakeside Dr.
 - April 2026 – Only if needed
 - May 21st, 2026 – Amelda Kamstra House – 104 Waterwood Cir.
 - June, July, August 2026 – No meetings held in summer.
 - September 3rd, 2026 – Joe Kessler House – 114 Waterwood Cir.
 - November 5th, 2026 – Annual Meeting – Shady Shores Baptist Church

With no further business to discuss, a motion to adjourn was made by Phyllis Santogrossi and seconded by Lynda Neal. The meeting was adjourned at 8:01pm.

The next HOA meeting will be held at 101 Lakeside Drive (Pam Mintz Home), on February 5th, 2026, at 7pm.

All Residents are always welcome to attend any of the HOA meetings.

Board Members:

Joe Kessler, President	kesslerjx@yahoo.com	114 Waterwood Cir.
Phyllis Santogrossi	Psant@charter.net	102 Waterwood Cir.
Lynda Neal	Samgizneal@yahoo.com	102 Sunset Cir.
Amelda Kamstra, Secretary	kamstra.amelda@gmail.com	104 Waterwood Cir.
Pam Mintz, Treasurer	mintzpam@hotmail.com	101 Lakeside Dr.

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