

Lakes of Shady Shores Homeowners Association

May 28th, 2026 – Meeting Minutes

HOA Website: www.lsshhoa.com

HOA Email: LakesofSSHOA@gmail.com

In attendance: Pam Mintz, Phyllis Santogrossi, Amelda Kamstra, Lynda Neal, Curtis Morgan, Cody and Shauna Phelps, Joe Kessler, Greg and Christine Hutmacher, Jeff and Jamey James.

The meeting was called to order at 7pm in the home of Joe Kessler. The April 2026 minutes were approved by Phyllis Santogrossi and seconded Lynda Neal.

The Treasurer's report: There is a balance in our checking account of \$48,573.65. A motion to approve the treasurer's report was made by Phyllis Santogrossi seconded by Greg Hutmacher.

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@yahoo.com the Company name, contact person, address, phone, and email.
- **Gate Remotes:** Extra remotes are 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.

New Business

- **Architectural Report:** No new submissions
 - Curtis met with code enforcement from the Town of Shady Shores – they asked for pictures of the violations. Joe and Curtis are working to get those to them.
 - Cody Phelps has volunteered to replace Curtis Morgan on the Architectural Committee until our annual meeting in November 2026. Where we can officially vote on said position.
- **Pond Pump:** The first pond pump is broken. The company thinks the motor is faulty. Joe is working with the company to get that fixed.

- **Attorney Update:**
 - All suggestions received on changing / adding to By-laws were discussed – Curtis will take the list to the Attorneys to amend to By-laws accordingly. Once Attorneys have finished amending all the documents they will be emailed to all residents.
 - Voting on the new By-laws will be at the annual HOA meeting in November 2026.
 - After voting and approval of the By-Laws the Attorneys will file everything with the County / State as needed.
- **HOA Dues:** 1 Dues still outstanding. Board is in contact with said resident to get that resolved.
- No meetings will be held during summer months unless needed.

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

The next HOA meeting will be held at 114 Waterwood Circle (Joe Kessler Home), on September 3rd, 2026, at 7pm.

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

Board Members:

Joe Kessler, President	kesslertx@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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