

**PORTO CIMA TOWNHALL MEETING**  
**APRIL 21, 2016**  
**Summary Report**

**Updates as of August 8, 2016**

1. Porto Cima Board Representation

*While only one member of the current board resides in PC, Board members are responsible for representing every Association member to the best of their ability.*

2. Porto Cima Court/Resplender Way

*To date, the only entrances that were enhanced were done so by the Developer. None have been added. An owner requested rock signage and lighting. Management will get estimates and bring them to the Board for consideration.*

*Management obtained an estimate for the entrance monument sign and it will be considered as a project during budget preparation.*

*Management is currently obtaining bids for landscaping this area.*

*The POA applied for dusk to dawn lighting with Co-Mo in 2014, however, Co-Mo was unable to obtain a right of way easement from MODOT.*

3. Sheriff Patrols

*The Sheriff's Office is under contract with the POA and patrols our streets 24/7. They plan to drive on all our roads every day, however, deputies are sometimes called away from regular patrols to deal with emergency issues. Owners should not hesitate to call them when security issues arise as well as for "away from residence checks." The number to call is 573-346-2243.*

4. Post Office Cluster Box vs individual Boxes in La Riva Est.

*The POA installed the Cluster Mailbox for safety and aesthetics. The POA has requested individual mailbox owners to remove them (at POA expense) and use the Cluster Box, but some have not done so. The Sunrise Beach Postmistress has told us that they do not have authority to require box owners to do so. POA will continue to request that individual boxes be removed and follow up with the Post Mistress regarding new boxes.*

*No new mailboxes have been installed. See attached letter for the Sunrise Beach Post Office.*

5. Landscape at Sewer Lift Stations

*A suggestion was made that a fence be installed at the LaRiva Est. Lift Station to screen it since the plantings around it all seem to be dying or dead. The POA will look into this as an option and try to work within the guidelines of the utility services, who need to have access.*

*Management has met with all of the utility companies and has been advised not to install any form of structural screening around these areas. Softscape plantings are being considered and will be added during the fall 2016 and spring 2017 planting seasons.*

6. Heritage Isle Landscaping

*The plantings are scheduled to be replaced.*

*This has been completed.*

7. Toll Bridge

*The Toll Bridge Fees do not appear to be ending any time before 2026, according to the Lake Ozark Community Bridge Corporation (LOCBC). This issue is one that the POA has no control over other than to voice the concerns of POA members to the Foundation. Approaching State Representative was suggested, and again, the POA can do that but, it is a private entity and the State Representatives also have no control over it.*

8. Walking Trail on Grand Point

*The POA is currently looking into developing a walking/hiking nature path in PC. There are several hurdles to do this, the first being location. Grand Point may/may not be an option, but it will be looked at along with other options this summer for development in the next year, if possible. The difficulty on Grand Point is road right-of-way and lot ownership.*

9. Road Issues

a. Mowing

*The POA contracts with Road Runners to do 10 mowings and 5 weed eatings per season (in addition to the couple of mowings that Camden County does). Concern was expressed that some areas were not being mowed and management will do a close follow –up after mowings.*

*MAM has been monitoring mowing and weedeatings.*

b. Snow Plowing on POA roads

*Snow removal for roads that are POA maintained vs County maintained roads was discussed, especially on Grand Cypress Court.*

c. Road Signs

*POA maintained streets have signs with white backgrounds and green lettering. County street signs have green backgrounds with white lettering. Some explanation was given regarding the County taking responsibility for PC roads. There were some concerns that street signs are not accurate. The POA will put a list on the website identifying roads and who is responsible for maintaining them. The Board will also look into meeting with the County Commissioners after the August election regarding concerns that may still be outstanding.*

*The road lists are now on the website. A list of missing street signs has been sent to Camden County Mapping and Address. Once the signs are ready, Camden County Mapping and Addressing will deliver the signs and the Association will install them.*

10. Assessments

*An explanation was given as to why there was so much discrepancy in the 2016 dues between Horseshoe Bend and Shawnee Bend. Horseshoe Bend owners had been paying for the last eight years, 3.5 million dollars for the Horseshoe Bend Special Road District (HBSRD) to take over the roads. Payments are completed. The POA is still responsible for maintaining approximately 4.2 miles of roads in PC. The newest Reserve Study completed in 2015 indicated a need for substantial increases in the PC Reserve account to be able to avoid large special assessments as the roads need repair. This account also pays for replacing street lights in PC. (Many have needed replacing due to the fact that the original lights are antiquated and parts cannot be found for them.)*

*In an effort to help with this situation, the Board has twice voted to use some of the funds available at the end of the year to make a substantial contribution to the PC Reserve account. This past year, \$15,000 was contributed to PC reserves in addition to the amount assessed in the Annual Assessment.*

11. Removing Porto Cima from the POA

*Ironically, this never came up at the meeting, but was asked in an email. The Developer set up the POA to include Porto Cima. He can make the changes, although he is not likely to do so, since it would be costly, of no benefit to the Developer, and against the contracted promises in the "Declaration of Restrictive Covenants". To do so without the Developer would require a 2/3 vote of ALL owners, something that would be very difficult to do with almost 6,800 owners.*

## 12. Missing Utility Covers

*The POA will continue to contact the utility companies about fixing boxes that are in disrepair. This is a continual problem because the response in the past from the Utility companies seems to be very lax.*

## 13. Water Availability Fees

*This was an agreement made between the Developer and the Water Company upon development of Porto Cima. While the POA has no control over the charging or collection of this fee, they have testified in front of the PSC (Public Service Commission) against the continued collection of this fee on undeveloped lots. The PSC staff of lawyers took on the fight, but the commissioners refused to change it.*

## 14. Delinquent Accounts

*A review of the Collection Policy was given. The Board is looking at getting more aggressive with delinquent accounts. Currently, the first step is reporting of delinquent owners to the Credit Bureau, followed by turning the account over to an attorney for collection. The Board is currently exploring ideas that would hopefully result in increased development. More development of lots could go a long way towards helping to lower the delinquencies since the majority of those accounts are undeveloped lots.*

## 15. Rumors

- *The Developer was paid when control of the POA was given to the owners. No, the Developer was not paid anything by the POA.*
- *Legal Arbitrator in the Rental issue was a 'friend' of the owner who pursued legal action against the POA  
The Arbitrator is assigned by the American Arbitration Association.*

## 16. Communication

*The POA is working hard to increase communication with the members.*

- *The password access has been removed from the website.*
- *The POA is trying to get emails for as many owners as possible so that (if they would like) they can receive regular email blasts of events, recent issues, as well as, any emergency situations.*
- *Monthly newsletter – "The Association Press" – now available online on POA website.*

## 17. Activity Center in PC

*A question was asked about having an Activity Center in PC and or a Fitness Center. The Board has been looking into whether use of the Four Seasons Building (across from the bank) would be an option for such use. Discussions are ongoing.*

*All members in good standing may use the newly remodeled Fitness Center in the lower level of the Activity Center at 36 Vintage Landing Dr. on Horseshoe Bend Parkway. The cost is \$50 a year for a family membership. Recent expansion will now allow for classes like Yoga, Pilates, Zumba, etc. All maintenance and improvements are paid for by dues, not assessments.*

**Lastly, thank you to the many PC residents who have volunteered countless hours towards making our POA something to be proud of!**

**For questions or further information, contact Missouri Association Management, LLC., at 573-552-8334 or [dmiller@mam-llc.com](mailto:dmiller@mam-llc.com).**

POSTMASTER  
SUNRISE BEACH



June 13, 2016

Della Miller  
DMiller@mam-llc.com

Ms. Miller,

Per our conversation, residents that request mail delivery for that subdivision are being instructed to contact you or the home owners association to gain access to the centralized delivery box. Also per our discussion, the patrons that have established delivery at that location will not be forced to move their boxes to the central unit.

Sincerely,

Angela Petrucci, Postmaster  
Sunrise Beach, MO 65079  
(573) 374-3779