



2121 Bagnell Dam Blvd.
Lake Ozark, MO 65049
573-552-8334

**FOUR SEASONS LAKESITES
PROPERTY OWNERS ASSOCIATION
ANNUAL PROPERTY OWNERS MEETING**

**AGENDA
October 21, 2017
10:00 a.m.**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. APPROVAL OF MINUTES – October 15, 2016**
- IV. INTRODUCTIONS**
- V. BOARD OF DIRECTOR CANDIDATES**
- VI. AUDIT REVIEW**
- VII. 2018 BUDGET PRESENTATION**
- VIII. STATE OF THE ASSOCIATION**
- IX. COLLECTION OF BALLOTS**
- X. FACILITIES UPDATE**
- XI. REPORTS**
 - A. COMMUNICATIONS**
 - B. ARCHITECTURAL CONTROL**
 - C. SOCIAL EVENTS**
 - D. CAMDEN COUNTY SHERIFF**
- XII. QUESTION & ANSWER**
- XIII. ELECTION RESULTS**
- XIV. ADJOURN**

**FOUR SEASONS LAKESITES POA
ANNUAL PROPERTY OWNERS MEETING
CODE OF CONDUCT**

- The Four Seasons Lakesites Property Owners Association (POA) conducts one annual meeting of owners, monthly meetings of the Board of Directors (the Board) and special meetings as necessary. The Board welcomes the presence of Members at these meetings. However, it is essential for the efficient and effective transaction of POA business at these meetings that all Members of the POA conduct themselves in a businesslike, ethical and appropriate manner that serves the best interest of the POA as a whole. To that end, all Members are expected to adhere to the following Code of Conduct at such meetings. The POA shall have the authority to enforce this Code of Conduct, using any means available under the governing documents or state law. This Code of Conduct shall not apply to any meeting with fewer than six (6) people in attendance.
- Members must maintain decorum, sit quietly, and refrain from speaking until recognized by the meeting chair. During officer/management reports, Members should hold all questions until the reports are finished, then raise their hands and wait to be recognized.
- Members must not interrupt anyone who validly has the floor, or otherwise disrupt the meeting.
- When speaking, Members must abide by time limits set by the meeting chair for comment.
- Members must refrain from engaging in personal verbal attacks, either towards Board Members, Management staff or fellow POA Members.
- Members must refrain from using other Members names when speaking and must address all remarks to the meeting chair.
- Members must confine their comments to things germane to the agenda items being discussed.
- Members may not speak for a second time until everyone who wants to speak has been given a chance to speak once.
- Members may not speak more than twice on any one issue, subject to the discretion of the meeting chair.
- Members must obey all orders made by the meeting chair, including an order to step down.
- Members must at all times behave with common courtesy and civility, and refrain from the use of abusive, rude, threatening, or crude language.

**FOUR SEASONS LAKESITES
PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL OWNERS MEETING
PRELIMINARY MINUTES
October 15, 2016
10:00 a.m.**

I. CALL TO ORDER: POA Board Vice President Nancy Cason called the meeting to order at 10:00 a.m. at the Four Seasons Lakesites POA Community Center, 36 Vintage Landing Dr. Lake Ozark, MO 65049. Board Members present were Nancy Cason, Maggie Moe and Terry Roets; as well as newly Appointed Board Member Christophe Torres.

Staff members present from Missouri Association Management (MAM) were Della Miller, Russ Mitchell and Heidi Altman. Alaina Gump, Vanessa Hawkins and Mr. Wilson represented Wilson, Toellner CPA. There were 37 property owners in attendance.

II. PLEDGE OF ALLEGIANCE: Board Vice President Nancy Cason led the Pledge of Allegiance.

III. APPROVAL OF MINUTES: Homeowner Michael Walsh, GP1 141, made a motion to approve the October 17, 2015 Annual Meeting Minutes as presented. Homeowner Nick Hansen, KP1 334, seconded the motion. The minutes were approved.

IV. WELCOME: Ms. Cason welcomed Owners to the 2016 Annual Meeting and reviewed the Owner Code of Conduct at Meetings as well as the Mission Statement which was a result of the first Strategic Planning session:

"To act as an objective body while maintaining and enhancing property values, representing property owners by enforcing the "Declaration of Restrictive Covenants" and being financially responsible, all in the best interest of the community."

V. INTRODUCTIONS: Ms. Cason introduced and thanked the volunteer Board of Directors. The Architectural Control Committee, Communications Committee and Social Committee members, staff from Missouri Association Management, L.L.C. (MAM) were introduced. Ms. Cason continued by introducing the Wilson, Toellner CPA staff; Sgt. Jim Elkin and Deputy Tom Kitchen from the Camden County Sheriff's Office were introduced as well as other dignitaries in attendance.

VI. BOARD APPOINTMENT: Ms. Moe reported the Board appointed Christophe Torres as the new Board Member to serve a four year term.

VII. BOARD MEMBER APPRECIATION: Ms. Moe shared the Board's appreciation to Don Henderson for his time and hard work as a Board Member.

VIII. AUDIT REVIEW: Ms. Gump presented the 2015 Audit. Copies of the audit may be obtained by contacting Missouri Association Management.

IX. 2017 BUDGET PRESENTATION: Mr. Roets explained the budget process and reviewed the budget. Mr. Roets reported there would not be an increase in the 2017 assessments.

X. ADMINISTRATION – Missouri Association Management, LLC. Mr. Mitchell began his presentation introducing the new Four Seasons Lakesites, POA logo. He then reported on the facilities updates including the backlit sign at the Community Center which received a new roof, color change with a new coat of paint and vinyl siding on the lower level. The lower level of the Community Center which is the Fitness Center received an expansion to include a sprung floor exercise class room and an extra space in the workout room for more weight equipment. The pools received updated bathrooms, the parking lots were seal-coated and striped and the perennial gardens are now establishing. Mr. Mitchell also shared the review of the annual events of the year: Easter Egg Hunt, Block Party, Magic of Christmas, Santa Babes and Christmas for Kids. Mr. Mitchell explained to further serve the POA better a new updated software program will be implemented at MAM.

Mr. Mitchell reviewed the 2016 Survey results. The management company and Board were pleased to receive a 5.7% response. The results of the survey will be compiled and used as a tool in guiding the Board during decisions and the budget process going forward.

XI. REPORTS:

A. ARCHITECTURAL CONTROL COMMITTEE: Mr. Ron Tussey presented the ACC report. Mr. Tussey discussed the changes that were made in the ACC Guidelines for Homebuilder's Handbook. He reported that they have seen an increase in construction, re-purposing and remodeling.

B. COMMUNICATIONS COMMITTEE: Mr. Roets shared that he would like to invite homeowners to join the Communications Committee. His goal is to get important information out to the homeowners in the quickest way possible. He asks that homeowners follow Four Seasons POA on FaceBook, review the website and provide an email address to receive the monthly Association Press as well as periodic email blasts. The Board has come to an agreement with Mr. Brown to make use of the sales office in Porto Cima off Grand Point Boulevard, as a Shawnee Bend Meeting Room for members on that side to use for gatherings.

C. SOCIAL COMMITTEE: Ms. Moe reported the Social Committee meets periodically and invites any homeowner who would be interested in joining the committee to contact Ms. Altman. Ms. Altman then reported on the success of the gatherings from Christmas 2015 throughout 2016 and shared the dates for upcoming Christmas parties.

D. CAMDEN COUNTY SHERIFF'S OFFICE: Deputy Tom Kitchen gave an enthralling presentation on behalf of Camden County Sheriff's Office. He reviewed the statistics and their duties for POA homeowners, above and beyond the normal call of duty.

XII. QUESTION & ANSWER: Ms. Cason then opened the meeting to Owner questions.

Q. Nick Hansen – KP1 334: Of the assessments, how many are delinquent? How many are multi-year past due? What happens to the loss revenue?

A. Nancy Cason – Board Vice President: Roughly 1000 lots are delinquent, approximately 10% of the total lots in Four Seasons POA. We go through the procedure of collecting and recording everything that happens with each lot. We account for 10% delinquency each year. We are seeing more delinquencies paying up and hope that will continue to increase with the new policy being implemented in 2017.

Q. Michael McDermed – SR1 078: When the banks took over several lots from a developer on Seasons Ridge, did they pay the assessments?

A. Nancy Cason – Board Vice President: Ms. Cason stated that banks usually pay the back assessments and keep up with yearly assessments.

Q. Charles Baker – CC5 1139: If I buy a lot that has money owed, do I have to pay what they owe?

A. Terry Roets – Board Treasurer: That is something that needs to be worked out with the buyer and seller. The buyer should do due diligence to find out if the property is free and clear of any liens or assessments.

Q. Nick Hansen – KP1 334: How would a buyer know to check for back assessments if purchasing a lot?

A. Nancy Cason – Board Vice President: If they use a title company for the closing, they will do a search for clear title. If they choose not to use a title company then they would have to do the research themselves.

Q. Bill Manion – H18 012: How would one go about giving a lot away?

A. Della Miller – MAM and Terry Roets – Board Treasurer: You can list on the website or call the MAM office to be put on a list of Lots for Sale that is given out to anyone that requests it. MAM is not a real estate office and does not advertise the lot but does offer it to potential buyers.

Q. Helen Kubin – KP2 773: I would like to build a home on my lot and move off the water. My lot is next to the Dog Park and CCWD #4 on Cherokee. Do they pay assessments? Shouldn't the water bills be based on property values? Can't the POA demand the water company treat it as a state tax?

A. Nancy Cason – Board Vice President: The water department land is a public facility so it is no longer part of the POA.

A. Terry Roets – Board Treasurer: The amount that you pay services the entire water infrastructure throughout the area. The POA has no input.

A. Nancy Cason – Board Vice President: Four years ago the POA Board attended a Public Service Commission Meeting regarding water availability service fees. The Board testified in front of the Public Service Commission. They looked at all the documents showing Porto Cima pays \$300 per year and Horseshoe Bend pays \$90 per year. They realized that the water/sewer availability fee was not something that should continue perpetually, however they did not rule on it. Ms. Cason suggested the questions and issues Ms. Kubin has should be taken up with the CCWD #4. They meet at 7:30 a.m. on the third Thursday of every month at the water company office on Bittersweet. Ms. Cason encouraged her to build on her lot.

Q. Carl and Ann Jason – HI1 802: Is there a property owner's directory to see the names of people, neighbors and to see if everyone is current? Do any of our dues go to helping the Porto Cima Golf Course? What is the website? Is there a map? Is there anyway of selling my lot through the POA?

A. Nancy Cason – Board Vice President: No. The POA has a confidentiality agreement. None of the assessments go to the Porto Cima Golf Course; it is privately owned. The website is: www.fourseasonspona.com. There is a map on the website. You may list your lot for sale on the website or put it on the Lots for Sale list at the MAM office. Ms. Jones suggested mentioning the placards. Ms. Cason explained the Property Identification Placards and Mr. Roets explained more detail as well as where one can be purchased.

A. Nick Hansen – KP1 334: You may also contact the Camden County Courthouse to find out the name of the property owner and mailing address.

Q. Michael Walsh – GP1 141: Are there any problems with the placards being taken down?

A. Nancy Cason – Board Vice President: No. There have not been any reports of people taking the Property Identification Placards.

Q. David Connor – CR1 1158: Where is the money going that has been taken away from Owner Services?

A. Terry Roets – Board Treasurer: Owner Services started as security. They have been taken out of that role and the POA has subsidized CCSO to perform the security role freeing up time for Owner Services to focus on amenity checks, violations and serving the community needs. The Board looked at how to balance the budget without raising the fees. They looked over the budget at what they could cut. Owner Services were 16 hours a day 365 days a year. In the off season they will now be 8 hours a day and 16 hours a day in season, beginning January 1, 2017.

Q. Hank Sateia – CC5 1440: Isn't checking the red lights the job of Environmental Services and redundant to have Owner Services check that too? It doesn't seem like you are doing a very good job.

A. Della Miller – MAM: Some responsibilities overlap. Sometimes Owner Services may not see an issue but Environmental Services or ACC will see something to report back to them and Owner Services will see issues with waste water or ACC and report to them as well.

A. Nancy Cason – Board Vice President: CCSO also checks for red lights.

A. Terry Roets – Board Treasurer: There will be a summary of violations starting in the November Association Press. Even though it may seem like no progress is being made, we can assure you that fines are being implemented.

Q. Ron Murphy – KP1 132: Is there any way to get permission from Ameren to put a dock arm at a boat launch area so people can get into their boat?

A. Terry Roets – Board Treasurer: Lodge of Four Seasons Marina offers a discount on launch fees for POA members. If the POA had land to build a community boat dock, it would not be allowed by Ameren.

A. Della Miller – MAM: This request is something that MAM has researched for the Kay's Point Boat Launch; however, it would require dredging and the lot lines to be extended so unfortunately it is not something that will work.

Q. Nick Hansen – KP1 334: Owners are unable to use the Kay's Point Boat Launch because there are boat dock companies that are launching their docks from that area and parking in the clearly posted "NO PARKING" areas all day long, daily. Owner Services has been very responsive in coming out to talk to the boat dock companies. If you reduce the footprint of Owner Services I am concerned with the control of the trespassing getting worse.

A. Nancy Cason – Board Vice President: Please continue to call Owner Services to report the use of the launch ramp by the dock companies. It may become an illegal trespassing issue where CCSO would be involved.

Q. Ranita Jones – PP 634: If anyone witnesses someone besides a red 4Runner taking the flags down at the beginning of Horseshoe Bend, please contact CCSO, as there have been several stolen over the past couple years. Ms. Jones is an Emergency Preparedness Advocate and has pamphlets for everyone if they are interested. They are also included in the Welcome Packet for new homeowners. It is always a good idea to keep your 911 address posted in your home for your guests.

Q. Who should be contacted about a dead deer?

A. Nancy Cason – Board Vice President: You should call CCSO or HBSRD.

XIII. ADJOURN: With all business being concluded Mr. Murphy made a motion to adjourn the meeting. Mr. Walsh seconded the motion. The meeting adjourned at 11:52 a.m.

Respectfully Submitted,

Heidi Altman, Recording Secretary

*Minutes are preliminary awaiting approval at the October 2017, Annual Owners Meeting.



Evers & Company, CPA's, L.L.C.

Certified Public Accountants and Consultants

Elmer L. Evers
Richard E. Elliott
Dale A. Siebeneck
Jo L. Moore
Wendy M. Renner
Eldon H. Becker, Jr.
Bruce A. Vanderveld
Jessica L. Bridges
Bobbie J. Redmon-Murray

Jerome L. Kauffman, Emeritus
Keith L. Taylor, Emeritus

INDEPENDENT AUDITORS' REPORT

To the Board of Directors of
**Four Seasons Lakesites Property
Owners' Association, Inc.**
Four Seasons, Missouri:

We have audited the accompanying financial statements of **Four Seasons Lakesites Property Owners' Association, Inc.**, which comprise the balance sheets as of December 31, 2016 and 2015, and the related statements of revenues, expenses and changes in fund balances and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of **Four Seasons Lakesites Property Owners' Association, Inc.** as of December 31, 2016 and 2015, and the results of its operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Report on Supplementary Information

Our audit was performed for the purpose of forming an opinion on the financial statements as a whole. The statements of expenses – budget to actual, which are the responsibility of the Association's management, are presented for purposes of additional analysis and are not a required part of the financial statements. Such information, except for that portion marked "unaudited," was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. That information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, that information is fairly stated in all material respects in relation to the financial statements as a whole. The information marked "unaudited" has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that future major repairs and replacements schedule on page 19 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Evers & Company, CPA's, LLC

EVERS & COMPANY, CPA's, L.L.C.
Jefferson City, Missouri

September 27, 2017

FOUR SEASONS LAKESITES PROPERTY OWNERS' ASSOCIATION, INC.

BALANCE SHEETS

December 31, 2016 and 2015

ASSETS	<u>2016</u>	<u>2015</u>
Current Assets		
Cash - undesignated	\$ 672,057	\$ 849,043
Cash - designated for Social Committee	1,143	1,799
Cash - designated for Damage Deposit Fund	84,037	58,900
Cash - designated for Reserve Expenditures	<u>362,046</u>	<u>401,215</u>
Total Cash and Cash Equivalents	1,119,283	1,310,957
 CD - designated for Reserve Expenditures	 808,425	 582,562
 Assessments receivable	 3,565,948	 3,168,439
Less allowance for doubtful accounts	<u>(2,497,958)</u>	<u>(2,230,725)</u>
Net receivables	1,067,990	937,714
 Accrued interest - designated for Reserve Expenditures	 827	 718
Prepaid expenses	53,933	45,894
Deposit on fixed assets	<u>10,097</u>	<u>-</u>
Total Current Assets	3,060,555	2,877,845
Fixed Assets		
Property and Equipment	1,256,768	1,256,768
Building	797,966	780,862
Vehicles	127,386	127,386
Less accumulated depreciation	<u>(957,736)</u>	<u>(828,308)</u>
Net property and equipment	1,224,384	1,336,708
Other Assets		
Property held for sale	<u>748</u>	<u>748</u>
	\$ 4,285,687	\$ 4,215,301

See accompanying notes and independent auditors' report.

LIABILITIES	<u>2016</u>	<u>2015</u>
Current Liabilities		
Accounts payable	\$ 21,996	\$ 55,184
Accrued expenses	24,004	-
Assessments received in advance	431,095	682,399
Damage deposit - Activity Center	<u>2,645</u>	<u>1,970</u>
Total Current Liabilities	479,740	739,553
Damage deposits - payable from designated assets	<u>83,500</u>	<u>58,500</u>
Total Liabilities	563,240	798,053

PROPERTY OWNERS' EQUITY

Designated	1,179,928	1,015,518
Undesignated	<u>2,542,519</u>	<u>2,401,730</u>
Total Property Owners' Equity	3,722,447	3,417,248

\$	<u>4,285,687</u>	\$	<u>4,215,301</u>
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See accompanying notes and independent auditors' report.

FOUR SEASONS LAKESITES PROPERTY OWNERS' ASSOCIATION, INC.
STATEMENTS OF REVENUES, EXPENSES AND
CHANGES IN PROPERTY OWNERS' EQUITY
Years Ended December 31, 2016 and 2015

	2016	2015
Revenues		
Member assessments	\$ 2,623,610	\$ 2,884,112
Court cost recovery	1,899	11,725
Bad debt recapture	26,233	20,841
Damage deposit income	1,575	475
Certified mailings	87	225
Attorney fees	11,050	-
Income - campground	4,345	4,825
Income - storage	24,835	23,580
Finance charges - assessments	290,655	271,131
Interest income	2,969	1,911
Home constructions permits	11,200	6,600
Improvement permits	9,250	16,850
Fines	9,600	6,050
Replatt application fee	10,250	5,900
Usage fee - Activity Center/amenities	7,835	6,400
Fitness center income	23,200	19,050
Gain/(loss) on sale of fixed assets	-	3,792
Miscellaneous income	3,435	1,707
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Total Revenues	3,062,028	3,285,174
Expenses		
Management service fees	840,004	779,165
Accounting services	159,425	158,400
Activities expense	8,564	7,892
Advertising	89	47
Audit fees	9,485	9,250
Auto expense	9,757	14,141
Bank and credit card charges	73	274
Board expense	1,149	1,441
Cable TV	1,487	1,271
Camden County Sheriff	144,341	137,658
Carpet cleaning	225	-
Data processing	17,233	13,427
Dues & subscriptions	322	705
Fines waived	1,250	1,550
Fitness center expense	45,523	2,109
Housekeeping	33,099	33,099
Inspection fees	35,910	35,350
Insurance	37,192	37,687
Pesticide treatment	17,805	11,796
Kitchen supplies	604	165

See accompanying notes and independent auditors' report.

	<u>2016</u>	<u>2015</u>
Expenses (Continued)		
Legal & professional fees	\$ 28,673	\$ 34,682
Legal fees - delinquent account collections	63,618	26,397
License & taxes	3,771	42,678
Maintenance workorders	691	-
Miscellaneous expense	295	290
Office supplies	3,336	1,393
Outside services	783	635
Owner services	155,450	152,700
Pool furniture	1,104	3,017
Pool supplies	9,157	8,290
Postage	20,599	20,586
Printing	45,797	41,898
Provision for bad debts	382,020	378,576
Repairs & maintenance	232,408	222,483
Road contract - Horseshoe Bend	-	439,740
Road contract - Porto Cima	99,805	103,677
Snow removal	2,721	6,200
Spring clean up	2,624	2,208
Storage - documentation	-	450
Supplies	27,905	31,504
Telephone	18,221	17,406
Toll bridge fees	4,106	5,116
Utilities	43,370	45,341
Water softener	500	212
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Total Operating Expenses	2,510,491	2,830,906
Project Expenses		
Yearly project expense	70,069	18,983
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Total Revenues over Expenses before Reserves, Depreciation, and Income Tax	481,468	435,285
Reserve expenditures	(49,646)	(50,189)
Reserve revenues - investments	4,755	3,655
Depreciation	(129,429)	(125,093)
Income tax	(1,949)	(30)
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	(176,269)	(171,657)
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Excess of Revenues over Expenses	305,199	263,628
Property Owners' Equity, Beginning of Year, as restated	3,417,248	3,143,620
Developer contributed property	-	10,000
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Property Owners' Equity, End of Year	\$ 3,722,447	\$ 3,417,248
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See accompanying notes and independent auditors' report.

**FOUR SEASONS LAKESTITES
 PROPERTY OWNERS ASSOCIATION, INC.
 2018 APPROVED BUDGET OVERVIEW**

AUGUST 2017 ACTUAL LOT COUNT	REVENUE PROJECTED MEMBERSHIP PROPERTY TYPE	2017		2018	
		Assmt	Assmt	Assmt	Revenue
1355	Improved Lots Horseshoe Bend (On Site)	\$ 593.00	\$ 593.00	\$ 803,515.00	
119	Improved Lots Horseshoe Bend (Grinder Pump)	\$ 587.00	\$ 587.00	\$ 69,853.00	
79	Improved Lots Horseshoe Bend (Gravity)	\$ 465.00	\$ 465.00	\$ 36,735.00	
21	Improved Lots Shawnee Bend (On-Site)	\$ 769.00	\$ 769.00	\$ 16,149.00	
406	Improved Lots Shawnee Bend (Grinder Pump)	\$ 763.00	\$ 763.00	\$ 309,778.00	
22	Improved Lots Shawnee Bend (Gravity)	\$ 642.00	\$ 642.00	\$ 14,124.00	
2002	TOTAL IMPROVED			\$ 1,250,154.00	
3110	Unimproved Lots Horseshoe Bend	\$ 269.00	\$ 269.00	\$ 836,590.00	
1282	Unimproved Lots Shawnee Bend	\$ 332.00	\$ 332.00	\$ 425,624.00	
4392	TOTAL UNIMPROVED			\$ 1,262,214.00	
6394	TOTAL MEMBER ASSESSMENTS			\$ 2,512,368.00	
406	TOTAL ASSOCIATE MEMBER ASSESSMENTS			\$ 110,432.00	
6800	TOTAL ASSESSMENTS	\$ 272.00	\$ 272.00	\$ 2,622,800.00	
	OTHER REVENUE:				
	Late Fees/Finance Charges			\$ 25,000.00	
	Campground			\$ 2,500.00	
	Bad Debt Recovered			\$ 3,000.00	
	Interest Bank			\$ 500.00	
	Activity Center Use Fees			\$ 3,000.00	
	Permit Fees			\$ 2,750.00	
	Re-Plat Fees			\$ 2,750.00	
	Sub Total Other Revenue			\$ 39,500.00	
	GRAND TOTAL REVENUE			\$ 2,662,300.00	

**FOUR SEASONS LAKESTITES
 PROPERTY OWNERS ASSOCIATION, INC.
 2018 APPROVED BUDGET OVERVIEW**

EXPENSES			
	2017 Expense	2018 Expense	% Change
Operating Expense:			
ACCOUNTING	\$ 160,800	\$ 163,200	1.52%
COMMUNITY CENTER	\$ 57,826	\$ 64,966	12.35%
ADMINISTRATION	\$ 252,670	\$ 265,304	5.00%
ALLOWANCE FOR MEMBER BAD DEBT	\$ 270,000	\$ 270,000	0.00%
AMENITIES	\$ 466,539	\$ 536,700	15.04%
ARCHITECTURAL CONTROL	\$ 97,352	\$ 101,724	4.49%
ENVIRONMENTAL SERVICES	\$ 236,263	\$ 242,972	2.84%
G&A OVERHEAD	\$ 141,740	\$ 157,648	11.22%
MANAGEMENT FEE	\$ 259,075	\$ 289,241	11.64%
OWNERS' SERVICES	\$ 259,147	\$ 261,554	0.93%
PROJECT / CONTINGENCY FUND	\$ 48,000	\$ -	-100.00%
ROADS - HORSESHOE BEND	\$ 1,000	\$ 7,000	600.00%
ROADS - SHAWNEE BEND	\$ 130,050	\$ 132,840	2.15%
TOTAL OPERATING EXPENSES	\$ 2,219,662	\$ 2,493,149	12.32%
Designated Reserve Contribution - Horseshoe Bend	\$ -	\$ -	NA
Designated Reserve Contribution - Shawnee Bend	\$ 50,000	\$ 59,500	19.00%
Designated Reserve Contribution - General	\$ 171,000	\$ 175,800	2.81%
TOTAL RESERVE FUND CONTRIBUTIONS	\$ 221,000	\$ 235,300	6.47%
GRAND TOTAL EXPENSE & RESERVE FUNDS	\$ 2,440,662	\$ 2,728,449	11.79%
Projected Net Revenue/Loss (Applied to Designated Reserves if applicable)		\$ (66,149)	



**WELCOME
TO THE**



**FOUR SEASONS LAKESITES
PROPERTY OWNERS
ASSOCIATION, INC.**

**2017
ANNUAL OWNERS MEETING**

**CALL
TO
ORDER**

**PLEDGE OF
ALLEGIANCE**

**APPROVAL OF
MINUTES**

October 15th, 2016

INTRODUCTIONS

- BOARD OF DIRECTORS
- MISSOURI ASSOCIATION MANAGEMENT
- WILSON TOELLNER CPA
- COMMITTEE MEMBERS
- VILLAGE OF FOUR SEASONS TRUSTEES
- HORSESHOE BEND SPECIAL ROAD DISTRICT
- CAMDEN COUNTY COMMISSIONERS
- CAMDEN COUNTY SHERIFF'S OFFICE

2016 - 2017 **BOARD OF DIRECTORS**

Mary Bustin, President	2017
Steve Yoder, Director	2017
Christophe Torres, Secretary	2018
Terry Roets, Director	2019
Maggie Moe, Treasurer	2019
Patti Pilshaw, Director	2020

ARCHITECTURAL CONTROL
COMMITTEE

Ron Tussey, Chairman
Larry Passage, Vice Chairman
Steve Konuch, Secretary
Tom Roof
Paul Hayward
Eric Fields
Ron Rule
Steve Yoder – Liaison

SOCIAL COMMITTEE

Karen Schenk
Martha Koster
Sandy Jacobs
Donna Green
Jan Osiecki
Jennifer Reahr
Maggie Moe – Liaison
Mary Bustin - Liaison

MISSION STATEMENT

“To act as an objective body while maintaining and enhancing property values, representing property owners by enforcing the “Declaration of Restrictive Covenants” and being financially responsible, all in the best interest of the community.”

BOARD CANDIDATES

Steve Yoder



Debra Howard



Mary Bustin



Kurt Kuhlmann



Karen Schenk



ELECTION PROCESS

Owners were given four (4) methods in which to cast a vote for the two (2) elected board member positions.

- Mailed ballots postmarked by October 13, 2017
- On-line ballots until midnight, October 16, 2017
- Ballots were available at the Missouri Association Management office
- Owners may vote during the Annual Owners Meeting today

ELECTION PROCESS

(Continued)

Only (1) vote per property will be counted. We have received several duplicate votes both online and in the mail. Duplicates have been removed.

A SPECIAL THANK YOU



On behalf of the entire membership, the Board of Directors would like to take this opportunity to extend a special *"Thank You"* to Nancy Cason for her twelve years of service to the Association as a volunteer Board member.

2016 AUDIT REVIEW

Audit Conducted by
**EVERS AND COMPANY,
CPA's, L.L.C.**

Presented by
Mary Bustin

ANNUAL
AUDIT
2016

Evers & Company, CPA's, L.L.C.
Certified Public Accountants and Consultants

Eric J. Lutz
Robert J. Lutz
Dale A. Johnson
Dennis J. Smith
Robert J. Smith, Jr.
Craig A. Johnson
James L. Smith
Robert J. Smith

INDEPENDENT AUDITORS' REPORT

To the Board of Directors of
**Four Seasons Lakeside Property
Owners' Association, Inc.**
Four Seasons, Missouri

We have audited the accompanying financial statements of **Four Seasons Lakeside Property Owners' Association, Inc.**, which comprise the balance sheets as of December 31, 2016 and 2015, and the related statements of revenues, expenses and changes in fund balances and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. These standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

301 Six Freed Drive • Jefferson City, Missouri 64504 • 878.881.0000 • FAX 878.881.0000
Village Green Shopping Center • 101 W. Broadway Street, Ste. 10 • Jefferson, Missouri 64504 • 878.786.2010 • FAX 878.786.2010
1801 Chicago Avenue Plaza • St. Louis, Missouri 63103 • 314.241.0000 • FAX 314.241.0000

ANNUAL
AUDIT
2016

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of **Four Seasons Lakeside Property Owners' Association, Inc.** as of December 31, 2016 and 2015, and the results of its operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Report on Supplementary Information

The audit was performed for the purpose of forming an opinion on the financial statements as a whole. The statements of expenses - budget to actual, which are the responsibility of the Association's management, are presented for purposes of additional analysis and are not a required part of the financial statements. Such information, except for that portion marked "unaudited," was derived from and relies directly on the underlying accounting and other records used to prepare the financial statements. This information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, this information is fairly stated in all material respects in relation to the financial statements as a whole. The information marked "unaudited" has not been subjected to the auditing procedure applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that future major repairs and replacements schedule on page 19 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or financial context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Evers & Company, CPA's, L.L.C.
EVERS & COMPANY, CPA'S, L.L.C.
Jefferson City, Missouri

September 27, 2017

ANNUAL 2016 AUDIT

FOR B SEASONS LAKESIDE PROPERTY OWNERS ASSOCIATION, INC.
BALANCE SHEET
December 31, 2016 and 2015

	2016	2015
ASSETS		
Current Assets		
Cash - undesignated	\$ 472,057	\$ 845,241
Cash - designated for Social Committee	1,143	1,789
Cash - designated for Damage Deposit Fund	34,837	38,960
Cash - designated for Reserve Expenditures	862,546	462,211
Total Cash and Cash Equivalents	1,370,583	1,348,201
CD - designated for Reserve Expenditures	868,422	542,262
Investments available	2,581,942	2,548,479
Loans receivable for delinquent accounts	(2,481,442)	(2,288,722)
Net investments	1,000,500	921,019
Accrued interest - designated for Reserve Expenditures	827	718
Prepaid expenses	22,453	43,891
Deposit on fixed assets	29,925	—
Total Current Assets	3,383,311	2,877,610
Fixed Assets		
Property and Equipment	1,256,763	1,284,767
Building	791,984	782,842
Vehicle	157,136	127,148
Less accumulated depreciation	(892,724)	(828,368)
Net property and equipment	1,213,159	1,366,399
Other Assets	768	768
Property held for sale	—	—
Total Assets	\$ 4,596,470	\$ 4,244,267

See accompanying notes and independent auditor's report.

ANNUAL 2016 AUDIT

	2016	2015
LIABILITIES		
Current Liabilities		
Accounts payable	\$ 21,996	\$ 33,184
Accrued expenses	24,868	—
Assessments received in advance	431,891	482,796
Damage deposit - Activity Center	2,485	1,070
Total Current Liabilities	480,240	517,050
Damage deposits - payable from designated assets	83,500	84,800
Total Liabilities	563,740	601,850
PROPERTY OWNERS' EQUITY		
Designated	1,176,938	1,211,514
Undesignated	2,542,215	1,461,737
Total Property Owners' Equity	3,719,153	2,673,251
Total Liabilities and Equity	\$ 4,282,893	\$ 4,275,101

See accompanying notes and independent auditor's report.

ANNUAL 2016 AUDIT

FOUR SEASONS LAKEVIEW PROPERTY OWNERS ASSOCIATION, INC.
STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN PROPERTY OWNERS' EQUITY
Year Ended December 31, 2015 and 2014

	2015	2014
Revenues		
Members assessments:		
Cash and receivable	\$ 2,613,816	\$ 2,884,112
Bad debt recovery	1,890	11,721
Deferred deposit income	28,233	20,841
Change deposit income	1,170	472
Certificate matings	85	221
Alumni fees	11,400	-
Home - nonprogram	5,140	4,827
Home - program	24,831	23,580
Finance charge - assessments	208,451	271,171
Interest income	2,961	19,111
Home construction permits	1,730	4,800
Supplemental permits	9,230	18,810
Fees	9,408	6,400
Transfer application fee	19,230	3,500
Usage fee - Aquatic Center renovation	3,811	6,400
Futures interest income	25,200	19,000
Cash/CD on sale of lease asset	-	3,790
Miscellaneous income	1,431	1,783
Total Revenues	3,861,878	3,283,574
Expenses		
Management services fee	861,084	876,561
Accounting services	139,473	178,862
Advertising expense	9,564	3,992
Advertising	89	47
Audit fees	9,481	6,238
Auto expense	9,722	14,141
Bank of credit card charges	72	219
Bank expense	1,494	1,841
Cable TV	1,487	1,271
Children's Camp Staff	116,241	117,814
Cable cleaning	229	-
Direct marketing	11,235	13,471
Dues & subscriptions	312	767
Fees waived	276	1,750
Finance interest expense	48,423	2,088
Insurance	31,389	31,098
Inspection fees	19,507	19,138
Interest	17,142	17,481
Private expenses	47,841	14,796
Rentals supplies	858	843

See accompanying notes and independent auditor's report.

ANNUAL 2016 AUDIT

	2015	2014
Equipment (continued)		
Legal & professional fee	\$ 29,872	\$ 34,632
Legal fees - delinquent account collection	83,118	36,397
Leases & fees	3,771	4,478
Maintenance materials	491	-
Miscellaneous expense	201	204
Office supplies	3,134	1,391
Office services	781	432
Other services	135,480	152,706
Post services	1,094	1,617
Post supplies	9,137	8,294
Printing	20,599	20,546
Provision for bad debts	41,797	47,836
Repairs & maintenance	182,008	178,716
Repairs & maintenance - Board	212,408	222,493
Road contract - Park Circle	99,805	439,790
Signs	2,223	6,209
String line up	2,624	2,264
Supplies - assessments	-	476
Supplies	17,463	31,564
Telephone	18,221	17,468
Toll charge fees	4,466	5,119
Utilities	43,776	42,341
Water software	300	727
Total Operating Expenses	2,712,491	2,830,966
Project Expenses		
Early project expense	70,669	18,843
Total Revenues over Expenses before	481,868	433,221
Reserve, Depreciation, and Income Tax		
Reserve expenditures	(84,646)	(82,499)
Reserve transfers - assessments	(472)	3,821
Depreciation	(122,479)	(120,982)
Income tax	(12,662)	(52)
	(220,259)	(200,112)
Excess of Revenues over Expenses	301,609	263,629
Property Owners' Equity: Beginning of Year, as restated	3,477,248	3,143,628
Developer contributed property	-	10,000
Property Owners' Equity, End of Year	3,778,857	3,417,258

See accompanying notes and independent auditor's report.

2018 BUDGET

Presented by
Maggie Moe

2018 PROJECTED EXPENSES

EXPENSES	2017 Expense	2018 Expense	% Change
ACCOUNTING	\$160,800	\$163,200	1.52
COMMUNITY CENTER	\$57,826	\$64,966	12.35
ADMINISTRATION	\$252,670	\$265,304	5.00
ALLOWANCE FOR MEMBER BAD DEBT	\$270,000	\$270,000	0.00
AMENITIES	\$466,539	\$536,700	15.04
ARCHITECTURAL CONTROL	\$97,352	\$101,724	4.49
ENVIRONMENTAL SERVICES	\$236,263	\$242,972	2.84
G&A OVERHEAD	\$141,740	\$157,648	11.22
MANAGEMENT FEE	\$259,075	\$289,241	11.64
OWNERS' SERVICES	\$259,147	\$261,554	0.93
PROJECT / CONTINGENCY FUND	\$48,000	\$0	-100
ROADS - HORSESHOE BEND	\$1,000	\$7,000	600
ROADS - SHAWNEE BEND	\$130,050	\$132,840	2.15
TOTAL OPERATING EXPENSES	\$2,380,462	\$2,493,149	12.32
Designated Reserve Contribution - Horseshoe Bend	\$-	\$-	NA
Designated Reserve Contribution - Shawnee Bend	\$50,000	\$59,500	19.00
Designated Reserve Contribution - General	\$171,000	\$175,800	2.81
TOTAL RESERVE FUND CONTRIBUTIONS	\$221,000	\$235,300	6.47
GRAND TOTAL EXPENSE & RESERVE	\$2,440,662	\$2,728,449	11.79

2018 ASSESSMENT REVENUE

AUGUST 2017 LOT COUNT	REVENUE PROPERTY TYPE	2017 Assmnt	2018 Assmnt	2018 Revenue
1355	Improved Lots Horseshoe Bend (On Site)	\$593.00	\$593.00	\$803,515
119	Improved Lots Horseshoe Bend (Grinder Pump)	\$587.00	\$587.00	\$69,853
79	Improved Lots Horseshoe Bend (Gravity)	\$465.00	\$465.00	\$36,735
21	Improved Lots Shawnee Bend (On-Site)	\$769.00	\$769.00	\$16,149
406	Improved Lots Shawnee Bend (Grinder Pump)	\$763.00	\$763.00	\$309,778
22	Improved Lots Shawnee Bend (Gravity)	\$642.00	\$642.00	\$14,124
2002	TOTAL IMPROVED			\$1,250,154
3110	Unimproved Lots Horseshoe Bend	\$269.00	\$269.00	\$836,590
1282	Unimproved Lots Shawnee Bend	\$332.00	\$332.00	\$425,624
4392	TOTAL UNIMPROVED			\$1,262,214
6394	TOTAL MEMBER ASSESSMENTS			\$2,512,368
406	TOTAL ASSOCIATE MEMBER ASSESSMENTS	\$272.00	\$272.00	\$110,432
6800	TOTAL ASSESSMENTS			\$2,622,800

STATE OF THE ASSOCIATION

Presented by Mary Bustin

- Significant improvement on Collections
- Reserve Study Update
 - Campground Facilities Infrastructure and refurbishment
- Porto Cima Meeting Room
- Moving towards self supporting Fitness Center, Storage Facilities and Campground
- Yard waste disposal site on Seabrook

COLLECTION OF BALLOTS

FACILITIES UPDATE

Presented by Terry Roets

- Community Planning
- Neighborhood Watch
- Monument at Resplender
- Bittersweet Parking Expansion
- Future Swimming Pool plans
- Digital Signage
- Fitness Center Upgrades
- Member Discounts

MEMBER DISCOUNTS

- **Lodge Of The Four Seasons**
- **Ruthie D' s Restaurant**
- **Camden on the Lake Resort - H. Toads Bar and Grill**
- **Big Surf Waterpark**
- **Lake Escape**
- **Pistols Plus: Guns and Archery**
- **America's Swimming Pool Company**

FITNESS CENTER

- **Owners were given the opportunity to provide recommendations for the Fitness Center**
- **513 Current Members**
- **Improvements/Expansions:**



New Equipment for 2017



New Equipment for 2017



Updates for 2017



COMMUNICATIONS

Presented by
Terry Roets

COMMUNICATIONS

In an effort to reduce Association costs, owners are encouraged to consider receiving pertinent information electronically.

- **Newsletter**
- **Website**
- **Facebook – Four Seasons POA**
- **Facebook – Four Seasons Fitness Center**
- **Facebook – Online Garage Sales**
- **Horseshoe Bend Special Road District – Text Alert**
- **Lake Ozark Fire Protection District – Text Alert**
- **Next Door**
- **Marketing**
- **Digital Sign**

ARCHITECTURAL CONTROL

**Presented by
Ron Rule**

2017 Status Report

10/18/2017

FOUR SEASONS LAKESITES POA
ARCHITECTURAL CONTROL COMMITTEE
STATUS REPORT - September 2017

1 OF 1

	JAN		FEB		MAR		APR		MAY		JUN		JUL		AUG		SEP		OCT		NOV		DEC		YEAR TO DATE	PREV YEAR YTD	TOTAL		
	N	S	M	S	M	S	M	S	M	S	M	S	M	S	M	S	M	S	M	S	M	S	M	S					
PERMITS ISSUED	14	2	30	7	20	7	37	3	36	3	45	6	48	4	39	8	34	6							353	379	471		
HOUSE	0	0	1	1	1	0	1	2	0	0	0	1	1	0	1	1	1	2	0							12	16	17	
FENCE	0	0	0	0	0	0	1	0	3	1	3	0	0	0	1	0	0	0								9	1	3	
REMODEL - SUBSTANTIAL	0	0	2	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0								4	12	13	
REMODEL - NON-SUBSTANTIAL	0	0	0	0	0	0	1	0	1	0	1	0	4	0	1	1	2	1								13	8	13	
DEMOLITION	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0								1	0	0	
LANDSCAPING	2	0	2	0	1	0	3	1	3	0	0	0	3	0	0	0	1	0								16	30	42	
LAWN MAINTENANCE	4	0	0	1	3	1	0	0	0	0	10	0	2	0	3	0	4	1								48	62	77	
PAINTING	0	0	0	0	3	1	3	1	1	2	7	0	2	0	0	0	0	0								27	30	37	
DRYDO	0	1	0	1	0	4	1	3	0	2	0	3	1	7	2	6	1									32	47	56	
DRYDO/EX	0	0	0	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0								9	15	13	
SIDEWALK	0	0	0	0	2	1	1	0	2	0	0	1	3	0	2	0	0	0								15	14	17	
DRAINAGE FLUME	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0								2	7	9	
TREE REMOVAL - LIVE	4	0	0	0	2	0	2	1	0	0	7	2	4	0	1	0	0	2								35	39	35	
TREE REMOVAL - DEAD	2	0	7	1	1	0	11	2	0	1	0	2	17	2	12	3	4	1								65	78	103	
UNDERBUSH LOT CLEARING	0	1	1	0	1	2	0	1	0	0	1	0	1	1	0	0	1	0								10	15	18	
DOCKING	1	0	0	2	4	1	0	1	1	1	0	0	0	0	0	0	0	0								9	7	3	
SWIMMING POOL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								49	41	52	
REPAIR WALL	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								2	3	3	
DIP, PAIP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								0	1	1	
WASTEWATER	0	0	0	0	1	0	0	0	2	0	1	0	0	0	0	0	0	0								0	2	4	
TOTAL PERMITS ISSUED	17	3	33	7	21	4	38	10	38	0	46	6	49	4	40	8	36	8	0	0	0	0	0	0	373	415	512		
HOME CONST. PERMITS ISSUED (HE BS)																													
"A"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1											
"B"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1											
"C"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1											
"BWP"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1											
"GC"	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3											
TOTAL HOME PROJECTS	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5											
TOTAL PERMITS ISSUED	353																												
TOTAL PROJECTS	373																												

LEGEND
 H = HOMESHOE BEND PROJECTS
 S = SHAWNEE BEND PROJECTS
 AWP = "A" LOT WITH WATERFRONT PRIVILEGES
 B = "B" LOT
 C = "C" LOT
 BWP = "B" LOT WITH WATERFRONT PRIVILEGES
 GC = GOLF COURSE LOT

SOCIAL EVENTS

Presented By
Maggie Moe

2017 EVENTS

February 23	American Red Cross Blood Drive
March 17	St. Patrick's Day Party
April 15	Annual Four Seasons POA Easter Egg Hunt
April 20	American Red Cross Blood Drive
April 21-23	Four Seasons POA Annual Spring Garage Sales
April 27-29	Four Seasons POA Annual Spring Clean Up
June-August	Water Aerobics at Regency and Grand Point Pools
June-August	Kids Crafts at Swim & Tennis Pavilion
June 10	Kids Fishing Tournament - THANK YOU LARRY & KAREN SHENK
June 17	Four Seasons POA Annual Block Party
June 22	American Red Cross Blood Drive
July 27	CPR Class

2017 EVENTS

August 24	American Red Cross Blood Drive
September 7	Neighborhood Watch Information Meeting
September 15-17	Four Seasons POA Annual Fall Garage Sales
September 21-23	Four Seasons POA Annual Fall Clean Up
October 21	Four Seasons POA Annual Meeting
October 26	American Red Cross Blood Drive
November 9	Community Planning Session
November 27-30	Decorate for Christmas
December 3	A Christmas Mystery Party
December 7	Santa Babes
December 9	Kid Christmas with Santa
December 28	American Red Cross Blood Drive

**CAMDEN COUNTY
SHERIFF'S OFFICE**

OWNER'S QUESTIONS AND COMMENTS



**Please state your name and address for the record
Please limit your comments to three minutes**

**ELECTION
RESULTS**

ADJOURN