

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
May 16, 2022**

CALL TO ORDER: President Mary Bustin called the meeting of the Four Seasons Lakesites Property Owners Association, Inc. (FSLPOA) Board of Directors to order at 9:04 a.m. Board members present were: Mary Bustin, Christophe Torres, Patti Pilshaw, Kurt Kuhlmann and Heather Dawson. Absent: Maggie Moe.

Representatives present from Missouri Association Management, LLC (MAM): Della Miller and Russ Mitchell. Representing Wilson Toellner, CPA: Alaina Gump, Kim Austin, and Lindsay Kelly. Representing Camden County Sheriff's Office: Sgt. Abe Schilling. Representing the Village of Four Seasons: Trustee Randy Engel.

MEMBER QUESTIONS OR COMMENTS: None.

APPROVAL OF MINUTES: Mrs. Pilshaw made a motion to approve the April 18, 2022 minutes as submitted. Mr. Torres seconded the motion. The motion carried.

REPORTS

Financials: Mrs. Kelly presented the period ending April 30, 2022 financial report. Discussion followed regarding the Aquatic Center/Regency Cove Pool Summary and reporting options.

Sheriff: Sgt. Schilling reported the April statistics were up from March, mostly due to traffic stops. A detailed written report and statistical overview was provided.

Village of Four Seasons: Mr. Engel reported that Luanne Ruck retired from the Village of Four Seasons, in her Trustee position. Ron Weihs was duly elected to fill Ms. Ruck's unexpired term. *The Tavern on The Bend* will be opening in the old Ruthie D's building. A violation of the Rental Ordinance has been confirmed and the Village will pursue necessary actions. The water tower at Hardwood is getting ready to be repainted. This water tower has the Village logo on it and the Village voted to not pay \$5,000 to have their logo repainted. *The Havens* is a 40-unit, high end, condo complex that recently gained approval for construction and will be built on the lakeside behind the Four Seasons Community Center, adjacent to Vintage Landing. The Village recently approved adding lighting at the dog park.

Management:

The Management Report was submitted in writing. Mrs. Pilshaw requested the Violations Report reflect previous year violations, up to 5 years. Mrs. Miller reported that management is in the process of opening amenities for the season. Swim and Tennis and Grand Pointe pools are open and Bittersweet pool will be open on May 27th. Management is still working with an owner to have non-compliant poultry (chickens, hens, geese, and roosters) removed from their property. Several owners have requested to eliminate the open exercise area at the Fitness Center to add more workout equipment.

UNFINISHED BUSINESS:

Aquatic Center: Ms. Bustin reported that we are in the process of signing the construction contract and the financing has been signed off and it should close this week or next. Groundbreaking will take place at the Block Party on June 18th.

Boat Launches: The Board of Directors reviewed an email an owner sent regarding her frustration using the Kays Point Boat Launch. A report from Owners Services, along with pictures, was also submitted for review. Discussion followed regarding help from Camden County Sherriff's Department with lift companies trespassing on POA property. It was the consensus of the Board to communicate with owners to put a note on the dash of the vehicle with lot/sub identification in the vehicle. If there is no identification on the dash of the vehicle, the vehicle and trailer would be considered trespassing and Camden County Sheriff's Department will be contacted and the vehicle and trailer towed at the owner's expense.

PC Pickleball Courts - Management submitted a schematic of where courts could be placed and a copy of the court layout. Mr. Mitchell explained the courts would be located at the end of the parking lot and utilizing a small part of lot 306 where the land is flat and would require less excavating. This location would allow the horseshoe pit to stay in the same location. Discussion followed regarding future parking with increased usage. It was the consensus of the Board to notify the Porto Cima owners who requested the courts of the plans. Mr. Kuhlmann made a motion to construct the pickleball courts, not to exceed \$38,000. Mrs. Pilshaw seconded the motion. The motion carried.

Project Updates – Management provided an updated Project List. Discussion followed.

NEW BUSINESS – No new business

ADJOURNMENT: Mr. Kuhlmann made a motion to adjourn the meeting at 9:48 a.m. Mrs. Pilshaw seconded the motion. The motion carried.

Respectfully Submitted,

Della Miller, CMCA, AMS, PCAM
Missouri Association Management, LLC.
Recording Secretary

