

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
July 18, 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 9:02 a.m. Board members present were: Mary Bustin, Christophe Torres, Maggie Moe, and Kurt Kuhlmann. Absent: Patti Pilshaw and Heather Dawson.

Representatives present from Missouri Association Management, LLC (MAM): Della Miller and Russ Mitchell. Representing Wilson Toellner, CPA: Lindsay Kelly and Kim Austin. Representing Camden County Sheriff's Office: Lt. Jim Elkin. Owner Present: Ranita Jones.

MEMBER QUESTIONS OR COMMENTS: None.

APPROVAL OF MINUTES: Ms. Moe made a motion to approve the May 16, 2022 minutes as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

REPORTS

Financials: Mrs. Kelly presented the period ending June 30, 2022 financial report. Mrs. Kelly reported the financials are typical for the month of June. Discussion followed regarding the Fitness Center Reserves and Operating balances.

Sheriff: Lt. Elkin reported that June stats were up slightly from May and that traffic stops were up greatly over last year at this time. However, the stats are normal compared to the past 5 years. A detailed written report and statistical overview was provided. Ms. Moe asked if the Sheriff's Department could assist with the traffic flow off of Horseshoe Bend on busy weekends. Mr. Elkin reported the lights at Duckhead are working as they should. According to Horseshoe Bend Special Road District statistics, there's an average of 17,000 vehicles that travel through the stoplight during the weekends. On Fourth of July weekend, there were 24,360 vehicles that traveled through the stoplight.

Village of Four Seasons: No report was submitted.

Management:

The Management Report was submitted in writing. According to Joe Machens Ford, the vehicle that was ordered earlier in the year is not even in production at this time. The reserve study plans for another new vehicle next year. Discussion followed. It was the consensus of the Board, due to production time, to submit an order for next year's vehicle as soon as the order banks open.

Mrs. Miller informed the members that the covenant violation report (50 pages) depicting the past 5 years of violations was emailed this morning and uploaded to Base Camp. The purpose of the report is to outline reoccurring violations.

UNFINISHED BUSINESS:

Aquatic Center Commemorative Bricks & Tiles: No update at this time

NEW BUSINESS:

Fitness Center: Mrs. Miller reported the functional trainer needs to be replaced. The total cost of a new functional trainer, including delivery, set up and trade-in, is \$5,394. It is anticipated the equipment can be delivered within two weeks of ordering. Discussion followed. Ms. Moe made a motion to purchase the proposed functional trainer. Mr. Torres seconded the motion. The motion carried.

ACC Damage Deposit – Porto Cima: The ACC damage deposit was lowered from \$3,000 to \$1,500 for new home construction in Porto Cima due to the fact the ACC understood Camden County Road and Bridge was requiring a \$1,500 fee from owners building homes on roads maintained by Camden County. It has come to our attention; Camden County is not charging \$1,500 and the damage deposit for road damage is insufficient. Discussion followed regarding the road conditions in Porto Cima and the idea of requiring a property owner to post a Performance Bond instead of Damage Deposits. Management will discuss with the Association's insurance carrier. Bond details will be tabled for the August 15, 2022 Board Meeting. Mr. Kuhlmann made a motion to raise the Porto Cima Damage Deposit for new home construction to \$5,000 starting August 1, 2022. Ms. Moe seconded the motion. The motion carried.

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

Respectfully Submitted,

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