

**Four Seasons Lakesites  
Property Owners Association, Inc.  
Board of Directors Meeting  
Minutes  
January 16, 2023**

**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, Maggie Moe, Kurt Kuhlmann, John Forti, and Jim Holder

Representatives present from Missouri Association Management, LLC (MAM): Della Miller and Russ Mitchell. Representing Wilson Toellner, CPA: Alaina Gump, Lindsay Kelly and Kim Austin

Representing Camden County Sheriff's Office: Lt. Jim Elkin

Owners Present: Ranita Jones

**MEMBER QUESTIONS OR COMMENTS:** Mrs. Jones requested an update on the new Regency Cove entrance sign. Mr. Mitchell responded that the lettering has been ordered and the stucco work will start on March 1<sup>st</sup>. Mrs. Jones stated she would like to erect an American flag in the ground by the sign.

**APPROVAL OF MINUTES:** Ms. Moe made a motion to approve the November 21, 2022 minutes as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

## **REPORTS**

**Financials:** Mrs. Kelly presented the 2022 year-end financial report. Mrs. Kelly reported the financials didn't change a lot from the November report. The pay statistic are down 1% compared to 2021. The 2023 receivables are looking good.

**Sheriff:** Lt. Elkin submitted a written report and December Stats.

**Management:** The Management Report was submitted in writing. USDA requested the POA display a notice of deer hunt on the digital board. It was the consensus of the Board to display "Annual USDA Deer Control January 18<sup>th</sup> – February 12<sup>th</sup> "

**UNFINISHED BUSINESS:** There was no unfinished business for consideration.

## **NEW BUSINESS:**

**Grand Point Pool Deck:** Mr. Mitchell reported the deck, around the Grand Point pool, is in dire need of replacement, there are rotten deck joists, dilapidated, first-generation deck boards and the under-structure is rotting. Discussion ensued. Mrs. Moe made a motion to obtain firm bids for the pool deck replacement. Mr. Kuhlmann seconded the motion. The motion carried.

**Fitness Center:** Mrs. Miller reported the recumbent bike at the Fitness Center needs to be replaced. The recommended recumbent bike is a SportsArt C574R. The total cost would be \$4,292.40 including tax, freight and installation. In addition, a request has been made to install a punching bag. Discussion ensued. Mr. Kuhlmann made a motion to disapprove the punching bag at this time and approve the recumbent bike in the amount up to \$4,300. Ms. Moe seconded the motion. The motion carried.

**1439 CC5:** The owner is requesting to construct a building (approximately 10'x12'), which would encroach 6.5' onto the adjoining Common Area. Mr. Kuhlmann made a motion to disapprove the plan as submitted. Mr. Forti seconded the motion. The motion carried.

**970 CC5:** The owner is requesting permission to construct a path down the common area adjacent to this lot for the purpose of driving a side-by-side type vehicle lakeside to the dock. Discussion ensued. Mr. Kuhlmann made a motion to grant a license to access the common area for the duration of his ownership of lot 970 CC5. Ms. Moe seconded the motion . The motion carried.

**ADJOURNMENT:** Ms. Moe made a motion to adjourn the meeting at 10:05 a.m. Mr. Torres seconded the motion. The motion carried.

Respectfully Submitted,

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