

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
July 17, 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 9:01 a.m. Board members present were: Mary Bustin, Maggie Moe, John Forti, Christophe Torres. Absent Kurt Kuhlmann.

Representing Missouri Association Management, LLC (MAM) were: Della Miller and Russ Mitchell
Representing Wilson Toellner, CPA were: Lindsay Kelly and Shae Hymes
Representing McDorman & Kuszmaul was: Mike McDorman
Representing the Camden County Sheriff's Office was: Sgt. Abe Schilling
Representing the Village of Four Seasons was: Ranita Jones

Several owners were in attendance.

MEMBER QUESTIONS OR COMMENTS: Ms. Cheryl Ratliff, on behalf of herself and other owners in attendance, addressed the board with their concern of the use and abuse of amenities from short-term and long-term rentals. The number of VRBO's in the Porto Cima neighborhoods have increased drastically over the past few years and the community is feeling "less like home". In addition, guests (20-30 people) are using the amenities without owners present and more violations are being created due to the amount of trash the large number of guests generate and bringing in trailers. Another concern is the condition of construction sites and equipment parking.

Mrs. Bustin provided the owners in attendance a historical review of the association's attempts to restrict rentals, which were unsuccessful. In addition, the Association has cut back on Owners Services, to provide a gentler approach to enforcement and provide a more interactive relation with owners. The cutbacks have been substantial and possibly too much for the current community dynamics. The Board will be discussing the 2024 budgets soon and will take the concerns into consideration.

Ms. Ratliff suggested an Ad Hoc Committee, charged to provide suggestions on how to better address problems that occur in short-term rental environments, as well as communication regarding rules and reporting violation stats to the owners.

APPROVAL OF MINUTES: Ms. Moe made a motion to approve the June 19, 2023 minutes as submitted. Mr. Torres seconded the motion. The motion carried.

REPORTS

Financials: Mrs. Kelly presented the June 2023 financials. Mrs. Kelly reported that the financials are slightly down on collections compared to this time last year, but are up from 2 years ago. The audit is being conducted and will be finalized by the end of August.

Sheriff: Sgt. Schilling provided a report and stated that during June the calls for service and reports taken were higher than they were this time last year.

Village of Four Seasons: Mrs. Jones reported that the Village of Four Seasons is in the process of adding communication to social media, updating sirens and obtaining easement rights.

Management: The Management Report was submitted in writing. Mrs. Miller reviewed the reports and reported on various vandalism issue at the amenities.

UNFINISHED BUSINESS: None

NEW BUSINESS

Resolution – For Sale Signs: The members reviewed a proposed Resolution pertaining to For Sale signs and made some modifications. It was the consensus of the members to approve the Resolution contingent on the modifications being made.

Amenity Guest Usage & Rentals: Discussed in Owner Questions & Comments.

ADJOURNMENT: Ms. Moe made a motion to adjourn the meeting at 10:28 a.m. Mr. Torres seconded the motion. The motion carried.

Respectfully Submitted,



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

Report Date: July 11, 2023

2017 Liens

41 Liens Initially Filed on 8-3-17. Source: TOPS
39 Liens Released
2 Liens Remain Active (and are with collections)

2018 Liens

36 Liens Initially Filed on 6-22-18. Source Caliber via TOPS conversion
35 Liens Released
1 Lien Remain Active (and are with collections)

2019 Liens

93 Liens Initially Filed on 4-8-2019. Source: Caliber
91 Liens Released
2 Liens Remain Active (and are with collections) One Account has **paid all but LIEN FEE**

2020 Liens- Completed

23 Liens Initially Filed on 7/23/20. Source: Caliber **0 Liens Remain Active**

2021 Liens

45 Liens Initially Filed on 3/26/21. Source: Caliber
1 Additional Lien Filed 6/28/21
44 Liens Released One account has **paid all but LIEN FEE**
2 Liens Remain Active

2022 Liens

59 Liens Initially Filed on 3/25/22. 1 Lien Filed 8/30/22 Source: Caliber
52 Liens Released
8 Liens Remain Active

2023 Liens

65 Liens Initially Filed on
39 Liens Released
26 Liens Remain Active

On May 12, 2021 we released a 2014 Lien for lot KP2544

On September 24, 2021 we released 1996, 1997, 1999, 2000 Liens for KP2931 (Boardwalk Investments)

In January 2022 we released 1997, 1999, 2000 and 2005 Liens for CC4926 and KP2930 (N.A.S.I)

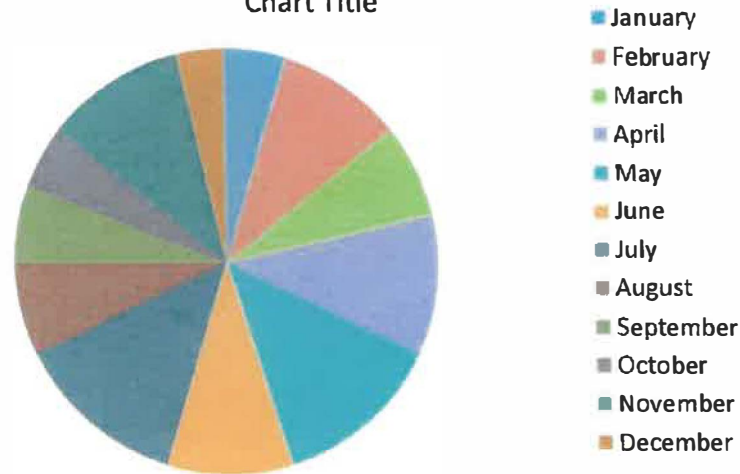
In February 2022 we released 1996 Lien for KP1321 (Walter H Wallace)

On August 10, 2022 we released 2003, 2004, 2005 Liens for IP1193 (F. Leigh Cox)

Released a 2003 and 2004 Lien for CE2133 at request of an Escrow Processor- April 2023

	A	B	C	D	E	F	G	H	I	J	K	
1	COMMUNITY CENTER USAGE 2023						PAVILION RESERVATIONS					
2	Year Round Regularly Scheduled Groups						2023	2022				
3	Monday	Bridge	10am - 3pm				March	0	0			
4	Monday	Couples Canasta	6pm-9pm				April	0	1			
5	Tuesday	Canasta	10am - 2pm				May	4	1			
6	Tuesday	Bunco	6pm-9pm				June	12	10			
7	Wednesday	Canasta	10:30am - 3:30pm				July	13	20			
8	Wednesday	Poker Group	12pm - 4pm				August	6	15			
9	Wednesday	Video Exercise	10:30am-11:30am				September	1	8			
10	Friday	Video Exercise	10:30am-11:30am				October	0	5			
11							November	0	0			
12	Partial Year Regularly Scheduled Groups											
13	Sunday-2x's month March-October	Scotch Foursomes	2pm - 7pm				TOTAL	36	60			
14												
15												
16	Private Events											
					2023	2022						
17	January				4	5						
18	February				8	6						
19	March				6	3						
20	April				9	8						
21	May				11	16						
22	June				8	5						
23	July				11	8						
24	August				6	7						
25	September				5	5						
26	October				4	6						
27	November				9	8						
28	December				3	12						
29												
30	Total				84	89						
31												
32												
33												
34												
35												

Chart Title



KEY CARD USAGE REPORT

	<u>FC</u>	<u>COM CTR</u>	<u>GP POOL</u>	<u>BS POOL</u>	<u>RGY POOL</u>	<u>ST POOL</u>	<u>TENNIS</u>
JAN	1180	133	CLOSED	CLOSED	0	14	13
FEB	1086	174	CLOSED	CLOSED	0	36	17
MAR	1262	219	CLOSED	CLOSED	0	38	19
APR	1192	251	CLOSED	CLOSED	0	57	31
MAY	1337	242	137	167	0	597	71
JUNE	1432	237	310	870	0	1037	90
JULY					0		
AUG					0		
SEPT					0		
OCT			CLOSED	CLOSED	0		
NOV			CLOSED	CLOSED	0		
DEC			CLOSED	CLOSED	0		

Campground Reservations 2023

<u>Month</u>	<u># of Reservations</u>	<u># of nights</u>
March	3	6
April	9	23
May	26	80
June	39	114
July	32	112
August	7	24
September	7	25
October	0	0
November	0	0
December	0	0
TOTAL	123	384

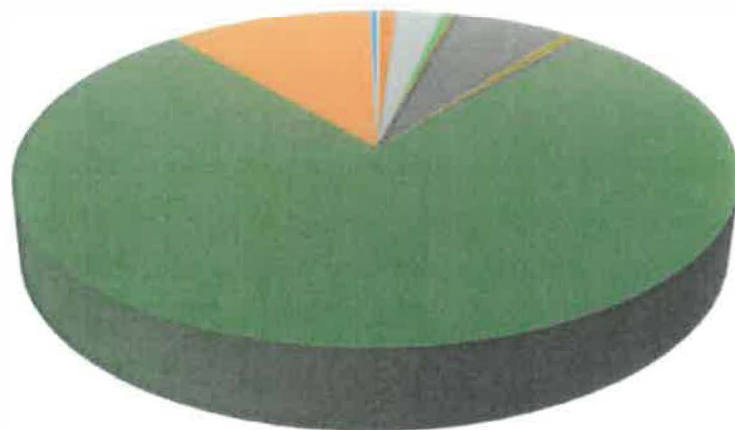
Campground Reservations 2022

<u>Month</u>	<u># of Reservations</u>	<u># of nights</u>
March	CLOSED	CLOSED
April	13	44
May	31	99
June	26	95
July	37	126
August	27	108
September	37	131
October	14	49
November	CLOSED	CLOSED
December	CLOSED	CLOSED
TOTAL	185	652

Owner Services Report
June 1 ,2023-July 2, 2023

<u>Categories</u>	<u>Numbers</u>
Tall Grass/Landscaping	5
Trash Enclosure-Propane	4
Trailers/RV/Tent	11
Trash/Junk	9
Signs	0
Inoperable Vehicles	2
House Needs Repair	0
Dog Violations	2
ACC Permit Check	8
Waste Water Lights	1
Storage	
Amenity Checks	390
Yard Waste Station	closed
Calls/Contact Attempts	51
Boat Launch Permits	0
Boat Launch Stops	
Sheriff's Dept Calls	3
Other	0

Owner Services Report



- | | | | |
|--------------------------|---------------------------|-----------------------|--------------|
| ■ Tall Grass/Landscaping | ■ Trash Enclosure-Propane | ■ Trailers/RV/Tent | ■ Trash/Junk |
| ■ Signs | ■ Inoperable Vehicles | ■ House Needs Repair | ■ Dog Comp |
| ■ ACC Permit Check | ■ Waste Water Lights | ■ Storage | ■ Amenity C |
| ■ Yard Waste Station | ■ Calls/Contact Attempts | ■ Boat Launch Permits | ■ Boat Laun- |
| ■ Sheriff's Dept Calls | ■ Other | | |

**FOUR SEASONS LAKESITES POA
ARCHITECTURAL CONTROL COMMITTEE
STATUS REPORT - June 2023**

	JAN		FEB		MAR		APR		MAY		JUN		JUL		AUG		SEP		OCT		NOV		DEC		YEAR TO DATE	PREV YTD	PREV YEAR TOTAL	
	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S				
PERMITS ISSUED	16	5	43	12	27	15	47	15	60	13	51	11													315	256	514	
HOUSE	0	1	1	0	6	1	1	0	2	2	5	1													20	18	36	
FENCE	1	0	0	0	1	0	0	0	2	0	1	0													5	11	19	
REMODEL - SUBSTANTIAL	0	0	1	0	0	0	0	0	2	0	2	0													5	5	8	
REMODEL - NON-SUBSTANTIAL	2	0	3	0	1	0	1	0	3	0	2	0													12	11	27	
DEMOLITION	0	0	0	0	0	0	0	0	0	0	0	0													0	0	0	
LANDSCAPING	0	1	1	1	1	3	0	1	2	1	3	1													15	10	19	
LAWN MAINTENANCE	1	0	8	2	5	3	9	2	7	2	3	0													42	30	44	
PAINTING	1	0	1	0	0	0	4	2	6	2	1	2													19	14	29	
SIDING	2	0	8	0	2	5	11	2	11	3	5	7													56	38	73	
DRIVEWAY	1	0	2	2	1	0	1	0	1	3	1	0													12	13	16	
SIDEWALK	0	0	1	1	0	1	0	0	3	0	4	0													10	9	18	
DRAINAGE FLUME	0	0	0	0	1	0	0	0	0	0	0	0													1	0	1	
TREE REMOVAL - LIVE	1	0	2	2	1	0	4	0	5	0	3	0													18	20	36	
TREE REMOVAL - DEAD	2	2	7	2	2	0	12	2	9	1	13	1													53	43	101	
UNDERBRUSH LOT CLEARING	0	0	1	0	0	1	0	6	2	0	0	0													10	14	32	
ROOFING	4	0	4	1	5	0	5	0	7	0	4	2													32	17	43	
SWIMMING POOL	0	0	0	1	0	0	0	0	0	0	1	0													2	2	6	
SEAWALL	0	0	0	0	1	0	0	0	0	0	0	0													1	2	3	
RIP - RAP	0	0	0	0	0	0	0	0	1	0	0	0													1	0	0	
WASTEWATER	2	0	2	0	0	1	0	0	1	0	1	0													7	6	8	
TRASH ENCLOSURE	0	1	4	0	2	0	4	0	2	0	3	0													16	11	23	
TOTAL PROJECTS	17	5	46	12	29	15	52	15	64	14	52	14	0	0	0	0	0	0	0	0	0	0	0	0	0	335	274	542
HOME CONST. PERMITS ISSUED	HB SB																						LEGEND					
"AWF"	1	3																					H = HORSESHOE BEND PROJECTS					
"A"	0	0																					S = SHAWNEE BEND PROJECTS					
"B"	0	1																					AWF = "A" LOT WITH WATERFRONT PRIVILAGES					
"C"	13	1																					B = "B" LOT					
"BWF"	0	0																					C = "C" LOT					
"GC"	1	0																					BWF = "B" LOT WITH WATERFRONT PRIVILAGES					
TOTAL HOME PROJECTS		15	5	TOTAL PERMITS ISSUED										315	TOTAL PROJECTS										335			