

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
February 19, 2024**

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, John Forti, Christophe Torres, Maggie Moe, Kurt Kuhlmann, and Dan Bowlin.

Representing McDorman Law Office: Mike McDorman
Representing Missouri Association Management, LLC (MAM) were: Della Miller and Russ Mitchell
Representing Wilson Toellner, CPA were: Alaina Gump and Kelly Mangold
Representing the Village of Four Seasons was: Ranita Jones
Owners Present: Jim Schrimpf

MEMBER QUESTIONS OR COMMENTS: Mr. Schrimpf inquired about the status of the Sheriff's contract. Mrs. Bustin responded that as of now, the POA Board and Camden County Sheriff's Office have not reached an agreement on a contract for 2024. She elaborated that the POA Board had proposed a contract based on discussions held at a meeting attended by the POA board, its management, POA attorney Mike McDorman, Sheriff Helms, Commissioner Ike Sketon, and their attorney Jeff Green. Following the meeting, Mr. Helms and the POA attorney revisited the proposed amount, but a few days later, Mr. Helms communicated via email that he was renegeing on the previously agreed amount, citing Mr. Skelton's disagreement. The POA offered \$100,000 as discussed, for additional law enforcement with reduced services. Instead of engaging directly with the Board or Management, the Sheriff's administration sent an unsigned contract to the POA's accounting firm, based on the 2023 amount (\$144,340.86) and with fewer services than outlined in the POA's proposed 2024 contract. The communication from the Sheriff's administration directed inquiries to Lt. Jimmy Elkin or Sgt. Abe Schelling. To date, neither the Sheriff nor Camden County commissioners have formally responded to the POA Board of Directors.

Mr. Schrimpf inquired about the POA's strategy for dealing with delinquent owners. He asked if the POA enforces garnishments and conveyed his concern regarding the potential write-off of past due assessments. Mr. McDorman clarified that garnishment cannot be imposed without a judgment and mentioned that some owners have been subject to garnishment. Typically, delinquent accounts are for amounts ranging from \$400 to \$800. He noted that there are very few owners with substantial delinquencies. Due to the association's consistent pursuit of delinquent accounts, collections have improved. Mr. Schrimpf reiterated his opposition to writing off bad debt. Mrs. Bustin affirmed that the association does not write off bad debt and emphasized ongoing efforts to collect outstanding balances. Mr. Gump explained that a 10% allowance for bad debt is factored into the budget for cash flow purposes, though efforts to collect the full amount are ongoing. Mrs. Bustin and Mr. McDorman elaborated on the collection policy and compliance with the Fair Debt Collection Practices Act. Mr. McDorman also noted that many past due assessments are recovered during property transfers.

APPROVAL OF MINUTES: Ms. Moe made a motion to approve the December 18, 2023 minutes as submitted. Mr. Kuhlmann seconded the motion. The motion carried.

REPORTS

Financials: Mrs. Gump introduced Kelly Mangold, a new employee with WTA that will be working directly with the Four Seasons account. Mrs. Gump presented the January 2024 financials and reported that the budget vs actuals and payment stats look good and are very comparable to last year.

Village of Four Seasons:

Mrs. Jones provided an update on behalf of the Trustees, stating that they are still in the process of finalizing the agreement for the storm sirens, particularly concerning the installation at the Lodge of Four Seasons access, which has not yet been signed with the Browns. However, in the meantime, the Trustees have opted to replace the sirens in their current locations with new ones. They have also chosen not to pursue the implementation of License Plate Readers due to challenges at the State level. Furthermore, the park bathrooms have undergone renovation following instances of vandalism. It was decided to allocate ARPA funds towards upgrading the playground ground surface. The Trustees have resolved to organize a yearly community event, with this year's focus being on dedicating the park renovations.

Management: The Management Report was submitted in written form. Mrs. Miller informed the group that she and Mr. Prince were invited to address the Keller Williams Realty Group regarding POA Rules and Regulations, the ACC permitting process, and the overall operations of the POA. The Realtors demonstrated strong engagement and posed insightful questions during the session.

UNFINISHED BUSINES:

USDA Deer Harvest: USDA submitted the final report, detailing the removal of 78 deer over the course of four days, is enclosed.

Regency Cove Pickleball Court: Mr. Mitchell provided an update on a previously approved project, noting that it has encountered unexpected challenges. Specifically, the pool deck has a significant, 6.5", fall in certain areas, necessitating the removal of the concrete to assess and reinforce the structure beneath. An accurate estimate for repurposing the facility into a pickleball court cannot be determined until this task is completed. A bid of \$2,800 has been secured for removing the section of the pool deck that is collapsing. Ms. Moe motioned to approve the bid as presented. Mr. Forti seconded the motion. The motion carried.

NEW BUSINESS:

5-L Trucking Contract: A bid for the maintenance of POA roads and mowing in Porto Cima was submitted by 5-L Trucking, which recently acquired Road Runners, the previous contractor for the POA. 5-L Trucking has demonstrated satisfactory performance thus far, and their proposed contract aligns with the terms and fees of the previous agreement. After a discussion, Mr. Forti motioned to approve the 5-L Trucking contract as presented. Mr. Kuhlmann seconded the motion. The motion carried.

Porto Cima Drive: Mrs. Miller reported that management has acquired two bids for the replacement of Porto Cima Drive. Discussion ensued regarding the variations in the bids, particularly concerning the variance in base rock quantity. It was decided to table this item for further review.

ADJOURNMENT: Ms. Moe made a motion to adjourn the meeting at 9:54 a.m. in order to transition into Executive Session. Mr. Forti seconded the motion. The motion carried.

Respectfully Submitted,

Della Miller

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



**FOUR SEASONS POA
Management Report
February 16, 2024**

Maintenance – Preventative maintenance at the amenities is underway in preparation for the upcoming season. Updating of some electrical circuits is being done at the Grand Point pool area and some areas of the campground area being updated to accommodate better WiFi service. Materials have been ordered for the Regency Cove entrance sign rebuild. Additionally, we continue to assist with some projects at the Aquatic Center.

Grounds and Landscaping – Winter clean-up and planting bed preparations continue. Crews are scheduling for the purchase of materials and planning upgrades to the Grand Point entrance fountain/landscape feature.

Projects - Steady work continues at the Aquatic Center; Otke Construction now advises us that they believe construction of the facility should be completed by mid-April, based on our observations and the current status, we believe a realistic completion date would be May 1st.

Good Oak Lake – We are still working on scheduling Mr. Cody Darr, with “A Civil Group”, out of Columbia, Missouri, to visit the dam and work on developing a proposed solution to resolve the leakage in this dam.

2024 EVENTS

Four Seasons POA Board Meetings

3rd Monday of each month starting at 9:00 a.m. (unless otherwise advertised)

March 30 – (10 a.m. to 11:30 a.m.) Easter Celebration: POA Campground

April 2 – Election Day: Community Center

April 19 thru 21 – Spring Community Garage Sales

April 25 thru 27 – Spring Community Clean-Up

April 26 – (12 p.m. to 5 p.m.) Red Cross Blood Drive: Community Center

June 15 – Block Party

June 22 – Backup date for Block Party

June 27 – (12 p.m. to 5 p.m.) Red Cross Blood Drive: Community Center

August 6 – Election Day: Community Center

August 22 – (12 p.m. to 5 p.m.) Red Cross Blood Drive: Community Center

September 20 thru 22 – Fall Community Garage Sales

September 26 thru 28 – Fall Community Clean-Up

October 12 – (10 a.m.) Annual Owners Meeting, Community Center

October 17 – (12 p.m. to 5 p.m.) Red Cross Blood Drive: Community Center

October – Fall-fest (Date TBD)

November 5 – Election Day: Community Center

December 1 – (6 p.m. to 9 p.m.) Magic of Christmas

December 5 – (12 p.m. to 3 p.m.) Santa Babes

December 7 – (10 a.m. to 11:30 a.m.) Kids Christmas with Santa

December 19 – (12 p.m. to 5 p.m.) Red Cross Blood Drive: Community Center

Village of Four Seasons Meetings:

April 10, 2024

May 8, 2024

June 12, 2024

July 10, 2024

August 14, 2024

September 11, 2024

October 9, 2024

November 13, 2024

December 11, 2024

FOUR SEASONS LAKESITES POA
ARCHITECTURAL CONTROL COMMITTEE
STATUS REPORT JANUARY 2024

	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				YEAR	DATE	YEAR
PERMITS ISSUED	21	7																							28	21	647			
HOUSE	0	0																							0	1	45			
FENCE	0	1																							1	1	8			
REMODEL - SUBSTANTIAL	2	0																							2	0	12			
REMODEL - NON-SUBSTANTIAL	1	0																							1	2	28			
DEMOLITION	1	0																							1	0	0			
LANDSCAPING	1	3																							4	1	28			
LAWN MAINTENANCE	2	1																							3	1	83			
PAINTING	1	0																							1	1	36			
SIDING	6	0																							6	2	103			
DRIVEWAY	0	0																							0	1	21			
SIDEWALK	1	0																							1	0	18			
DRAINAGE FLUME	0	0																							0	0	2			
TREE REMOVAL - LIVE	0	0																							0	1	30			
TREE REMOVAL - DEAD	2	0																							2	4	131			
UNDERBRUSH LOT CLEARING	1	0																							1	0	15			
ROOFING	3	0																							3	4	75			
SWIMMING POOL	0	0																							0	0	6			
SEAWALL	0	0																							0	0	2			
RIP - RAP	0	0																							0	0	1			
WASTEWATER	1	1																							2	2	11			
TRASH ENCLOSURE	1	1																							2	1	37			
TOTAL PROJECTS	23	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	22	690			
HOME CONST. PERMITS ISSUED	HB	SB																												
"AWF"																														
"A"																														
"B"																														
"C"																														
"BWF"																														
"GC"																														
TOTAL HOME PROJECTS	0	0	TOTAL PERMITS ISSUED	28	TOTAL PROJECTS	30																								
LEGEND																														
H = HORSESHOE BEND PROJECTS																														
S = SHAWNEE BEND PROJECTS																														
AWF = "A" LOT WITH WATERFRONT PRIVILEGES																														
B = "B" LOT																														
C = "C" LOT																														
BWF = "B" LOT WITH WATERFRONT PRIVILEGES																														
GC = GOLF COURSE LOT																														