

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
May 20, 2024**

CALL TO ORDER: Mrs. Bustin called the meeting of the Four Seasons Lakesites Property Owners Association, Inc. (FSLPOA) Board of Directors to order at 9:03 a.m. Present were: Mary Bustin, John Forti, Christophe Torres, Maggie Moe. Kurt Kuhlmann (via zoom).

Representing Missouri Association Management, LLC (MAM) were: Della Miller and Russ Mitchell
Representing Wilson Toellner, CPA were:, Lindsay Kelly, Kelly Mangold, and Alaina Gump
Representing the Village of Four Seasons was: Ranita Jones
Owners Present: Rich Ott, Ranita Jones, Heather & Kenny Ryder, and Mark Hamilton

MEMBER QUESTIONS OR COMMENTS: Mrs. Jones inquired about the tree cutting near the Aquatic Center. Mr. Mitchell clarified that two trees were dead and two were diseased.

Mr. Hamilton inquired about the Porto Cima entrance fountain. Mr. Mitchell stated the fountain is being rebuilt. Two of the three lines were severely clogged with calcium. The basin has been cleaned, and lines replaced. Additionally, 2,500 sq ft of sod will be placed around the fountain. The project should be completed within two weeks, weather permitting. Mr. Hamilton also inquired about extending the fence at the pickleball court. Mr. Mitchell confirmed the fence installation is in progress. Mr. Hamilton mentioned not seeing the Porto Cima Owners Services representative and raised concerns about a construction site near his house. Mrs. Miller assured that the representative was covering additional areas last Friday and that the construction site would be inspected.

APPROVAL OF MINUTES: Ms. Moe made a motion to approve the April 22, 2024 minutes as submitted. Mr. Forti seconded the motion. The motion carried.

REPORTS

Financials: Mrs. Kelly presented the April 2024 financials, noting favorable budget versus actuals and resolved negative income due to canceled Brivo accounts. Legal fees exceeded expectations due to issues related to the Aquatic Center, and efforts to recover these fees will be tracked. The 2023 audit is scheduled for June 24th.

Village of Four Seasons: Mrs. Jones provided an update on behalf of the Trustees, mentioning consideration of a Food Truck Ordinance.

Management: Mrs. Miller submitted the Management Report, noting temporary repairs have been made on Porto Cima Drive as well as the entrance off MM. Globe lights on Southshore Ct. remain out, with Catalyst Electric preparing a bid for repairs. The spring trash clean up event collected 9 tons of trash on Country Club Drive. Management made a decision to keep the site open until noon on the last day of the event (previously closed at 10:00 a.m.) and due to the volume of trash, the dumpsters were full by 10:00 a.m. Owners were still able to drop trash off at the Porto Cima dumpster site. The fall event will need to be closed by 10:00 a.m. or plan to have the trash switched out on Saturday morning.

Mr. Mitchell provided the following project updates:

Regency Cove entrance sign: Framing to be completed by the end of the week.

Regency Cove Pickleball Court site: Grading and compaction to be completed by tomorrow.

Grand Point Pool: Railing post are 90% set, with completion expected by the end of the week. Rain delays have affected the painting, requiring 72 hours of dry weather for primer and paint application. The pool, along with the new pergolas, will look aesthetically pleasing.

Bittersweet Pool: To open this Friday.

Swim & Tennis Pool: Opened last Friday.

UNFINISHED BUSINESS:

Aquatic Center: Mr. Mitchell reported ongoing progress. Elite Roofing is installing the soffit and fascia on the building. The durock has been erected in the indoor pool room, pending adjustments for tiling. HVAC contractor is working on the duct socks in the pool area. The outdoor pool deck is in and Capri Pool will prep the pool and plaster soon. They have indicated that it will be less expensive if they can plaster both pools at the same time, rather than at different times. MAM will surface the splash pad area, leaving Capri Pool to install the final devices. Drywall repairs and door reframing in the meeting room and pool area are underway. Interior painting will follow completed primer application.

NEW BUSINESS:

Horseshoe Bend Access Roads: Bids were received for overlaying the following access roads: Snead Court: \$13,964, Nelson Court: \$6,698, and White Oak: \$17,646.43. Historically, road repairs have been funded from reserves specifically allocated to the areas where property owners reside. On Horseshoe Bend, the POA is responsible only for the access roads, and the specific reserve for these roads has not been established. Discussion ensued. Ms. Moe made a motion to approve the bids, the repairs be paid from the General Reserves, and an equivalent amount be allocated to the Porto Cima road reserves. A reserves for Horseshoe Bend access roads will be established for the 2025 budget. Mr. Forti seconded the motion, The motion carried.

ADJOURNMENT: Mr. Moe made a motion to adjourn the meeting at 9:32 a.m. Mr. Forti seconded the motion. The motion carried.

Respectfully Submitted,



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



Missouri Association Management, LLC

AAMC® Accredited Association Management Company

2121 Bagnell Dam Blvd. Lake Ozark, MO 65049 Phone: 573-552-8334 Fax: 573-552-8336 Website: www.mam-llc.com

FOUR SEASONS POA Management Report May 20, 2024

Project Updates

Aquatic Center: Steady progress is being made. The exterior pool deck concrete has been poured, the Durock has been completed, although the contractor is working with Ross Allen in an attempt to satisfy Mr. Allen's strict tolerances. Ross Allen is on site and beginning the process of installing tile in the indoor pool area. Work continues by MAM personnel to correct multiple defects left by the previous contractor; including numerous drywall repairs, door and fixture repairs,

Porto Cima Drive: Temporary repairs have been made at the entrance off MM and on Porto Cima Drive. Additional bids and options are being explored.

Regency Cove Pickleball Court: The site has been prepped and is now filled in, graded and prepared to have a surface material installed. Drainage will be installed in front of the restrooms prior to surfacing. A four-inch concrete surface, like that for the Grand Point pickleball courts, is highly recommended and we are seeking bids for that phase at this time.

Regency Cove Sign Replacement: This project was anticipated to be completed by the Memorial Day weekend. However, weather delays in opening swimming pools and amenities may slightly delay the completion of this project. June 14th is a drop-dead deadline.

Good Oak Lake: A new engineer has been identified, Bart Korman, Lewis-Bade Engineers. He is currently reviewing the history of the lake and will schedule an inspection.

Swim and Tennis Multi-Purpose Court Volleyball Net: At this time, older posts have been repurposed and are being utilized to provide for the addition of a volleyball net on the multi-purpose court. These posts and net are removable so that the tennis court can be utilized when desired.

Grounds and Landscaping - The Grounds Care staff is currently working on planting perennials, turning and augmenting mulched areas, installing rubber mulch in some areas to replace the older wood mulch and enhancing amenities. We are also working with the maintenance staff to finish a major overhaul of the Grand Point entrance fountain area and finalizing details for the opening of the amenities.

Maintenance - The Maintenance staff is finalizing preparations for the opening of amenities. All irrigation systems, throughout the community, have been pressurized and programmed for the spring season. They are also addressing particular and specific repairs to amenities features at the Swim and Tennis Club, Bittersweet and Grand Point Pools. Maintenance has also been working to resolve plumbing and piping issues at the Grand Point entrance fountain.

2024 EVENTS

Four Seasons POA Board Meetings

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

- 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:

- 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 APRIL 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	PREV
PERMITS ISSUED	21	7	53	16	58	11	47	10																		180	647		
HOUSE	0	0	2	3	1	1	2	4																		10	45		
FENCE	0	1	3	2	1	0	2	0																		2	8		
REMODEL - SUBSTANTIAL	2	0	0	0	2	0	0	1																		1	12		
REMODEL - NON-SUBSTANTIAL	1	0	10	0	3	1	1	0																		7	28		
DEMOLITION	1	0	0	0	0	0	1	0																		0	0		
LANDSCAPING	1	3	0	5	6	0	1	2																		8	28		
LAWN MAINTENANCE	2	1	7	3	6	2	5	0																		30	83		
PAINTING	1	0	1	1	4	0	3	0																		8	36		
SIDING	6	0	5	0	11	3	6	1																		30	103		
DRIVEWAY	0	0	3	0	0	0	2	0																		7	21		
SIDEWALK	1	0	1	1	1	0	4	0																		3	18		
DRAINAGE FLUME	0	0	0	0	0	0	0	0																		1	2		
TREE REMOVAL - LIVE	0	0	2	0	1	1	1	0																		10	30		
TREE REMOVAL - DEAD	2	0	8	0	6	0	6	0																		29	131		
UNDERBRUSH LOT CLEARING	1	0	0	0	0	1	1	0																		8	15		
ROOFING	3	0	8	1	13	2	6	2																		19	75		
SWIMMING POOL	0	0	2	0	1	0	0	0																		1	6		
SEAWALL	0	0	0	0	0	0	0	0																		1	2		
RIP - RAP	0	0	0	0	0	0	0	0																		0	1		
WASTEWATER	1	1	1	0	1	0	1	0																		5	11		
TRASH ENCLOSURE	1	1	1	0	4	1	5	0																		11	37		
TOTAL PROJECTS	23	7	54	16	61	12	47	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	191	690		
HOME CONST. PERMITS ISSUED	HB	SB																									LEGEND		
"AWF"																											H	=	HORSESHOE BEND PROJECTS
"A"																											S	=	SHAWNEE BEND PROJECTS
"B"	1	3																									AWF	=	"A" LOT WITH WATERFRONT PRIVILAGES
"C"	4	3																									B	=	"B" LOT
"BWF"																											C	=	"C" LOT
"GC"																											BWF	=	"B" LOT WITH WATERFRONT PRIVILAGES
TOTAL HOME PROJECTS	5	8																									GC	=	GOLF COURSE LOT
																							223	TOTAL PERMITS ISSUED	230	TOTAL PROJECTS	230		

OWNERS SERVICES REPORT

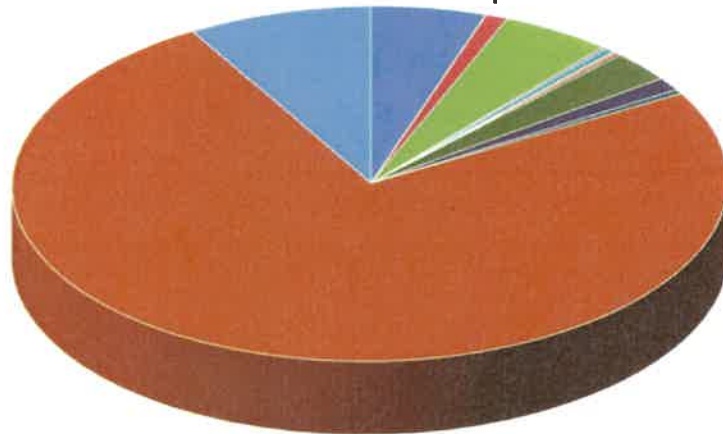
April 10th - May 15th 2024

CATEGORIES

NUMBERS

TALL GRASS/LANDSCAPING	26
TRASH ENCLOSURE - PROPANE	5
TRAILERS /RV/TENT	25
TRASH/JUNK	1
SIGNS	2
INOPERABLE VEHICLES	1
HOUSE NEEDS REPAIR	0
DOG COMPLAINTS	1
ACC PERMIT CHECK	14
WASTE WATER LIGHTS	6
STORAGE	2
AMENITY CHECKS	369
CALLS/CONTACT ATTEMPTS	41
BOAT LAUNCH PERMITS	0
BOAT LAUNCH STOPS	0
OTHER	0

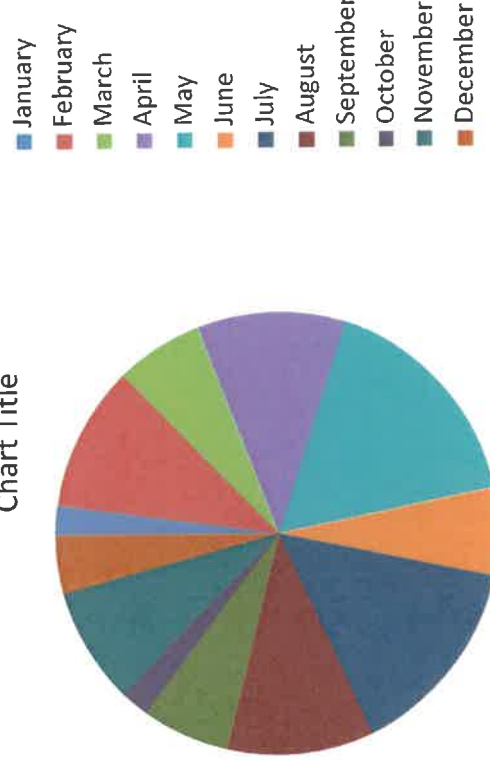
Owners' Services Report



- TALL GRASS/LANDSCAPING
- TRASH ENCLOSURE - PROPANE
- TRAILERS /RV/TENT
- TRASH/JUNK
- SIGNS
- INOPERABLE VEHICLES
- HOUSE NEEDS REPAIR
- DOG COMPLAINTS
- ACC PERMIT CHECK
- WASTE WATER LIGHTS
- STORAGE
- AMENITY CHECKS
- CALLS/CONTACT ATTEMPTS
- BOAT LAUNCH PERMITS
- BOAT LAUNCH STOPS
- OTHER

	A	B	C	D	E	F	G	H	I	J	K
1	COMMUNITY CENTER USAGE 2024										
2	Year Round Regularly Scheduled Groups										
3	Monday	Bridge		10am - 3pm			March	0	0		
4	Monday	Couples Canasta		6pm-9pm			April	0	0		
5	Tuesday	Canasta		10am - 2pm			May	6	4		
6	Tuesday	Bunco		6pm-9pm			June	4	12		
7	Wednesday	Canasta		10:30am - 3:30pm			July	0	17		
8	Wednesday	Poker Group		12pm - 4pm			August	0	17		
9	Wednesday	Video Exercise		10:30am-11:30am			September	0	7		
10	Friday	Video Exercise		10:30am-11:30am			October	0	3		
11							November	0	0		
12							December	0	0		
13	Partial Year Regularly Scheduled Groups										
14	Sunday-2x's month	Scotch									
15	October	Foursomes		2pm - 7pm			TOTAL	10	60		
16	Private Events										
17	January										
18	February										
19	March										
20	April										
21	May										
22	June										
23	July										
24	August										
25	September										
26	October										
27	November										
28	December										
29											
30	Total							47	93		
31											
32											
33											
34											
35											

Chart Title



Campground Reservations 2024

<u>Month</u>	<u># of Reservations</u>	<u># of nights</u>
March	6	42
April	17	48
May	7	29
June	6	27
July	10	32
August	5	19
September	1	7
October		
November	CLOSED	CLOSED
December	CLOSED	CLOSED
TOTAL	52	204

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	43	146
August	23	68
September	27	85
October	10	20
November	CLOSED	CLOSED
December	CLOSED	CLOSED
TOTAL	180	542

KEY CARD USAGE REPORT 2024

	<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	1496	175	CLOSED	CLOSED	CLOSED	8	6
FEB	1324	201	CLOSED	CLOSED	CLOSED	52	37
MAR	1371	295	CLOSED	CLOSED	CLOSED	No Results	33
APR	1364	288	CLOSED	CLOSED	CLOSED	133	55
MAY							
JUNE							
JULY							
AUG							
SEPT							
OCT							
NOV							
DEC							

