

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
June 17, 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 9:02 a.m. Present were: Mary Bustin, John Forti, Christophe Torres, Maggie Moe, and Kurt Kuhlmann.

Representing Missouri Association Management, LLC (MAM) were: Della Miller and Russ Mitchell
Representing Wilson Toellner, CPA were: Lindsay Kelly and Kelly Mangold

Several property owners were in attendance

Individuals running for political office: Daniel Dugan – Camden County Commissioner District 2
and Nick Neubauer – 26th Circuit Judge

MEMBER QUESTIONS OR COMMENTS: Mr. Dugan and Mr. Neubauer introduced themselves, highlighted their backgrounds and values, and requested support in the upcoming election.

Mrs. Badolato requested the board consider making a change to the pool rules to require buttocks be covered, citing concerns about exposure.

Mrs. Spencer inquired about the functionality of the Bittersweet emergency gate. Mrs. Miller explained that the gate access panel has been intermittent due to recent storms but should be functioning properly now.

Mr. Harvey inquired about the status of Good Oak Lake. Mr. Mitchell reported no further progress had been made.

APPROVAL OF MINUTES: Mr. Forti made a motion to approve the May 20, 2024 minutes as submitted. Ms. Moe seconded the motion. The motion carried.

REPORTS

Financials: Mrs. Kelly presented the May 2024 financials. The 2023 audit is scheduled for June 24th.

Management: Mrs. Miller reported management has been focused on the progress of the Aquatic Center, the opening of the Grand Point Pool, and the Block Party. The Block Party was a success with over 425 people in attendance. Mr. Mitchell reported the maintenance staff will be focused on the Grand Point entrance fountain and the Regency Cove entrance sign in the coming weeks.

UNFINISHED BUSINESS:

Aquatic Center: Mr. Mitchell reported the Aquatic Center is progressing well. Wall tiling, painting, lighting, and plastering of the indoor and outdoor pools will take place next week, followed by filling the pool and a facility deep clean. The pools will need to circulate, and chemicals will need to be balanced. Mr. Mitchell reported he is optimistic the pools will be open for July 4th weekend.

NEW BUSINESS:

Builders Guide Modifications: The ACC recommended changes related to building permits, limiting the number of new home constructions at one time, as well as deposits and fines. Mr. Forti reviewed each item with the members. Discussion ensued. Mr. Forti will take the items discussed back to the ACC for further consideration.

Waiver: Mr. McDorman submitted a Waiver and Release of Liability Agreement for owners to sign in order to use amenities and participate in activities such as aerobics and pickleball. Mrs. Bustin recommended including the lot and subdivision on the signature line, as well as adding a line for guests to indicate "guest of" along with the owners lot and subdivision. The board reached a consensus to approve the Waiver, contingent upon the addition of the lot and subdivision identification and guest information.

ADJOURNMENT: Ms. Moe made a motion to adjourn the meeting at 9:53 a.m. Mr. Forti seconded the motion. The motion carried.

Respectfully Submitted,

Della Miller

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 June 17, 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,

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.

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 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:

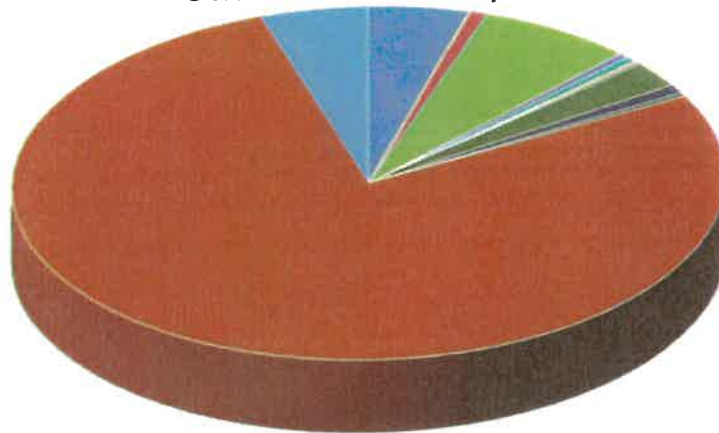
- July 10, 2024
- August 14, 2024
- September 11, 2024
- October 9, 2024
- November 13, 2024
- December 11, 2024

OWNERS SERVICES REPORT

May 16 - June 12, 2024

<u>CATEGORIES</u>	<u>NUMBERS</u>
TALL GRASS/LANDSCAPING	28
TRASH ENCLOSURE - PROPANE	5
TRAILERS /RV/TENT	44
TRASH/JUNK	3
SIGNS	3
INOPERABLE VEHICLES	1
HOUSE NEEDS REPAIR	0
DOG COMPLAINTS	1
ACC PERMIT CHECK	15
WASTE WATER LIGHTS	5
STORAGE	2
AMENITY CHECKS	478
CALLS/CONTACT ATTEMPTS	30
BOAT LAUNCH PERMITS	0
BOAT LAUNCH STOPS	0
OTHER	0

Owners' Services Report



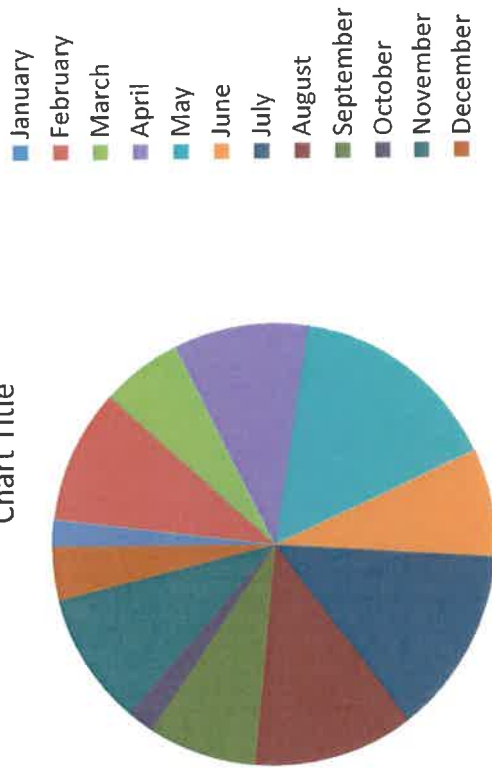
- TALL GRASS/LANDSCAPING
- TRASH ENCLOSURE - PROPANE
- TRAILERS /RV/TENT
- TRASH/JUNK
- SIGNS
- INOPERABLE VEHICLES
- HOUSE NEEDS REPAIR
- DOG COMPLAINTS
- ACC PERMIT CHECK
- WASTE WATER LIGHTS
- STORAGE
- AMENITY CHECKS
- CALLS/CONTACT ATTEMPTS
- BOAT LAUNCH PERMITS
- BOAT LAUNCH STOPS
- OTHER

**FOUR SEASONS LAKESITES POA
ARCHITECTURAL CONTROL COMMITTEE
STATUS REPORT MAY 2024**

	JAN		FEB		MAR		APR		MAY		JUN		JUL		AUG		SEP		OCT		NOV		DEC		YEAR	PREV	
	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	H	S	TO	PREV	
PERMITS ISSUED	21	7	53	16	58	11	47	10	55	16															294	253	
HOUSE	0	0	2	3	1	1	2	4	0	4															17	14	
FENCE	0	1	3	2	1	0	2	0	1	0															10	4	
REMODEL - SUBSTANTIAL	2	0	0	0	2	0	0	1	0	0															5	3	
REMODEL - NON-SUBSTANTIAL	1	0	10	0	3	1	1	0	3	0															19	10	
DEMOLITION	1	0	0	0	0	0	1	0	0	0															2	0	
LANDSCAPING	1	3	0	5	6	0	1	2	2	0															20	11	
LAWN MAINTENANCE	2	1	7	3	6	2	5	0	7	2															35	39	
PAINTING	1	0	1	1	4	0	3	0	1	0															11	16	
SIDING	6	0	5	0	11	3	6	1	9	2															43	44	
DRIVEWAY	0	0	3	0	0	0	2	0	2	0															7	11	
SIDEWALK	1	0	1	1	1	0	4	0	3	2															13	6	
DRAINAGE FLUME	0	0	0	0	0	0	0	0	1	0															1	1	
TREE REMOVAL - LIVE	0	0	2	0	1	1	1	0	4	0															9	15	
TREE REMOVAL - DEAD	2	0	8	0	6	0	6	0	16	2															40	39	
UNDERBRUSH LOT CLEARING	1	0	0	0	0	1	1	0	1	0															4	10	
ROOFING	3	0	8	1	13	2	6	2	4	2															41	26	
SWIMMING POOL	0	0	2	0	1	0	0	0	0	0															3	1	
SEAWALL	0	0	0	0	0	0	0	0	0	0															0	1	
RIP - RAP	0	0	0	0	0	0	0	0	0	0															0	1	
WASTEWATER	1	1	1	0	1	0	1	0	2	0															7	6	
TRASH ENCLOSURE	1	1	1	0	4	1	5	0	5	1															19	13	
TOTAL PROJECTS	23	7	54	16	61	12	47	10	61	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	306	271	
HOME CONST. PERMITS ISSUED	5	12	12	12	12	12	12	10	61	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	271	
LEGEND																											
"AWF"	2	H = HORSESHOE BEND PROJECTS																									
"A"	1	S = SHAWNEE BEND PROJECTS																									
"B"	1	AWF = "A" LOT WITH WATERFRONT PRIVILEGES																									
"C"	4	B = "B" LOT																									
"BWF"	4	C = "C" LOT																									
"GC"	1	BWF = "B" LOT WITH WATERFRONT PRIVILEGES																									
		GC = GOLF COURSE LOT																									
TOTAL HOME PROJECTS	5	12	TOTAL PERMITS ISSUED	294	TOTAL PROJECTS	306																					306

	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	5	4		
6	Tuesday	Bunco		6pm-9pm			June	12	12		
7	Wednesday	Canasta		10:30am - 3:30pm			July	4	17		
8	Wednesday	Poker Group		12pm - 4pm			August	1	17		
9	Wednesday	Video Exercise		10:30am-11:30am			September	1	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	March-Scotch									
15	October	Foursomes		2pm - 7pm			TOTAL	23	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							51	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	14	66
June	21	67
July	13	42
August	5	19
September	2	13
October		
November	CLOSED	CLOSED
December	CLOSED	CLOSED
TOTAL	78	297

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	1520	295	166	209	CLOSED	674	98
JUNE							
JULY							
AUG							
SEPT							
OCT							
NOV							
DEC							