# 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 – 26<sup>th</sup> 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 24<sup>th</sup>

**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 4<sup>th</sup> 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, 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 14<sup>th</sup> 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 3<sup>rd</sup> 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

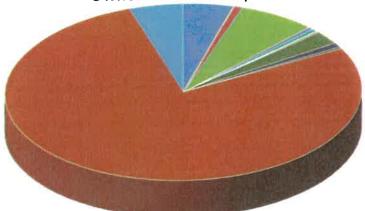
## OWNERS SERVICES REPORT May 16 - June 12, 2024

#### **CATEGORIES**

#### **NUMBERS**

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





- TALL GRASS/LANDSCAPING
- TRAILERS /RV/TENT
- SIGNS
- HOUSE NEEDS REPAIR
- **ACC PERMIT CHECK**
- **STORAGE**
- **CALLS/CONTACT ATTEMPTS**
- **BOAT LAUNCH STOPS**

- TRASH ENCLOSURE PROPANE
- TRASH/JUNK
- INOPERABLE VEHICLES
- **DOG COMPLAINTS**
- **WASTE WATER LIGHTS**
- **AMENITY CHECKS**
- **BOAT LAUNCH PERMITS**
- **OTHER**

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

6/12/2024

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FITNESS CENTER AND STORAGE REPORT 2024	EPORT 20	324										
FITNESS CENTER 2024	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	00	NOV	DEC
PAID	538	549	455	479	202							
ASSOCIATE MEMBERS	35	35	27	29	29							
TOTAL PAID FC	573	584	482	208	534							
UNPAID	0	0	0	0	0	0	0	0	0	0	0	0
COUNTRY CLUB BOAT STORAGE 2024												
PAID (146 AVAILABLE)	140	142	145	146	147							
UNPAID	0	0	0	0	0	0	0	0	0	0	0	0
PORTO CIMA BOAT STORAGE 2024												
PAID (77 AVAILABLE)	72	73	74	92	77							
UNPAID	0	0	0	0	0	0	0	0	0	0	0	0
2023 COMPARATIVE REPORTS												
FITNESS CENTER 2023	269	586	599	612	627	504	522	522	519	531	536	545
COUNTRY CLUB BOAT STORAGE 2023	142	147	147	147	147	148	148	149	149	149	150	150
UNPAID	0	0	0	0	0	0	0	0	0	0	0	0
PORTO CIMA BOAT STORAGE 2023	47	55	09	65	72	73	73	73	73	73	73	73
UNPAID	0	0	0	0	0	0	0	0	0	0	0	0
STORAGE FACILITY WAITING LIST												
14' RV/CAMPER SPACE - CCBS												
14' RV/CAMPER SPACE - PCBS												
11' REGULAR SPACE - CCBS												
11' REGULAR SPACE - PCBS												
9' WAVERUNNER SPACE - CCBS												
9' WAVERUNNER SPACE - PCBS												
TOTAL												
												]

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# Campground Reservations 2024

Month	# of Reservations	# of nights
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>	# of Reservations	# of nights
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**

	FC	<b>COM CTR</b>	<b>GP POOL</b>	<b>BS POOL</b>	<b>RGY POOL</b>	ST POOL	<b>TENNIS</b>
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							