

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
August 19, 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, and Maggie Moe. Absent Kurt Kuhlmann and Christophe Torres.

Representing Missouri Association Management, LLC (MAM) were: Della Miller and Russ Mitchell
Representing Wilson Toellner, CPA: Kelly Mangold
Several property owners were in attendance

MEMBER QUESTIONS OR COMMENTS:

Pool Attire: Mrs. Badolato, along with other owners, addressed the board regarding concerns about inappropriate swimwear at the pool. They emphasized the need for clear visual aide to communicate rules, particularly regarding thongs, G-strings, and other revealing clothing. Proposed solutions included updating pool signs with visuals to reduce enforcement issues and maintain a family-friendly atmosphere. The Board expressed its support for enforcing these rules and will discuss a reasonable, clear, and consistent approach to communicate and enforce appropriate swimwear standards.

Regency Cove Sign and Pickleball Court: Mr. and Mrs. Steinlage voiced frustration about the lack of progress on the Regency Cove sign and inquired about the construction of a pickleball court at Regency Cove. Mr. Mitchell reported the bricks have been delivered and the lettering for the sign has been ordered. The only remaining issue is scheduling, but the sign should be completed soon. Mrs. Bustin reported that the site considered for the pickleball court had issues with earth sliding, which was also the reason the pool couldn't be rebuilt at the site. Earthwork has been completed to stabilize the site for a pickleball court, which will be considered as a 2025 project due to funding constraints.

APPROVAL OF MINUTES: Mr. Forti made a motion to approve the June 17, 2024 minutes as submitted. Ms. Moe seconded the motion. The motion carried.

REPORTS

Financials: Mrs. Mangold presented the July 2024 financials. The current year collections are down slightly from the prior year but remain in line with previous years.

Village of Four Seasons: Mrs. Jones reported on the Village of Four Seasons emergency preparedness efforts, including the installation of new storm sirens for community safety and improvements to flower beds.

Management: Mrs. Miller provided an update from Bart Korman, Lewis-Bade, Inc. regarding engineering work for Good Oak Lake repairs. Mr. Korman recommended a site visit and a letter of recommendation for \$3,500, which would not include design or permit applications for repairs. He noted that lake dam situations can become very costly with limited chances of full success. After discussion, the Board decided to table the matter for further in-depth discussion during the upcoming budget meeting.

UNFINISHED BUSINESS:

Aquatic Center: Mr. Mitchell reported the Aquatic Center is progressing well. The tile contractor has completed setting all the tiles, and grouting will be done this week. Once completed, the heating and cooling contractor will return to complete the ductwork. The pool will then be plastered, filled, and the water circulation will begin.

NEW BUSINESS:

Builders Guide Modifications: The Architectural Control Committee (ACC) is working on modifications to the Builders Guide, including a proposed street cleaning deposit. They are in the process of identifying a contractor for this. Additionally, they are considering changing the restricted work time verbiage from "Holiday Weekends" to "Holidays." This item was tabled.

ADJOURNMENT: Mr. Forti made a motion to adjourn the meeting at 10:14 a.m. Ms. Moe 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

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FOUR SEASONS POA Management Report August 15, 2024

Project Updates

Aquatic Center: Steady progress is being made. Ross Allen is on site and installing tile in the indoor pool area. Tile application is approximately 80% complete at this time. Work is nearly complete on other interior projects and commemorative tiles have been received. Tile installation should begin the week of August 26th. Splashpad surfacing will begin the week of the 19th. All siding, soffit, fascia and guttering work is complete and landscape work is nearing completion. We have scheduled plastering of the indoor pool for the week of September 16th and tentatively hoping for an opening date around October 1st.

Regency Cove Pickleball Court: The site has been prepped and is now filled in and graded. To accommodate a regulation-sized court, the area to the North needs to be expanded. Based on bids for base, concrete, fencing and refurbishment of the restroom facility, we estimate the cost to complete this project at approximately \$65,000.

Regency Cove Sign Replacement: This project is in the process of construction. Rock is being installed and lettering has been ordered. Weather and work schedules permitting, we hope to have this project completed by the end of August.

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. We have experienced several instances of vandalism in which the volleyball net or ropes have been cut.

Grounds and Landscaping - The Grounds Care staff is currently working to maintain watering schedules, working on weed control and fighting a pervasive issue with grub control; which proliferates an issue with Armadillo's, which have destroyed many perennials as well as annuals.

Maintenance – Beyond seasonal daily activities, the maintenance staff has been working to resolve many issues with the swimming pool facilities. To date, we have experienced five separate instances where bathers have defecated in the pools; this has happened at the Swim and Tennis facility, Bittersweet pool and at the Aquatic Center. We have had to repair or replace pool heaters at both the Grand Point pool and the Swim and Tennis Club pool this season. At the end of the season, maintenance will need to replace several areas of irrigation lines at the entrance to Regency Cove, Heritage Isle, Grand Point entrance and the Swim and Tennis Club.

2024 EVENTS

Four Seasons POA Board Meetings

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

- 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:

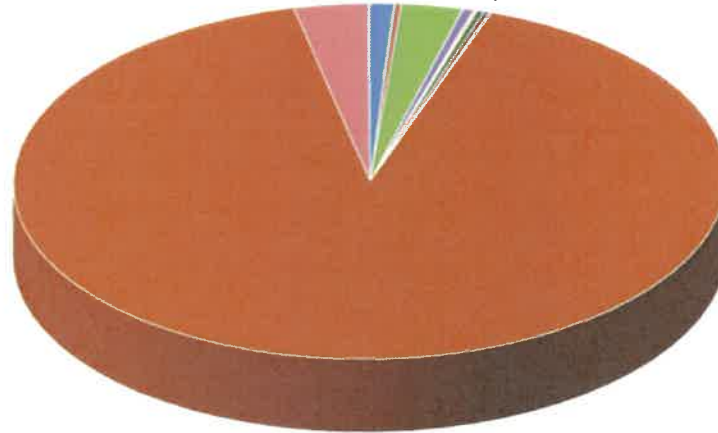
- September 11, 2024
- October 9, 2024
- November 13, 2024
- December 11, 2024

OWNERS SERVICES REPORT

June 12- August 12, 2024

<u>CATEGORIES</u>	<u>NUMBERS</u>
TALL GRASS/LANDSCAPING	30
TRASH ENCLOSURE - PROPANE	8
TRAILERS /RV/TENT	78
TRASH/JUNK	13
SIGNS	0
INOPERABLE VEHICLES	3
HOUSE NEEDS REPAIR	0
DOG COMPLAINTS	2
ACC PERMIT CHECK	9
WASTE WATER LIGHTS	6
STORAGE	3
AMENITY CHECKS	2,518
BRUSH DUMP STATION	CLOSED
CALLS/CONTACT ATTEMPTS	93
BOAT LAUNCH PERMITS	0
BOAT LAUNCH STOPS	2
OTHER	0

Owners' Services Report



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

**FOUR SEASONS LAKESITES POA
ARCHITECTURAL CONTROL COMMITTEE
STATUS REPORT JULY 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					
PERMITS ISSUED	21	7	53	16	58	11	47	10	55	16	54	15	53	20											436	368	647		
HOUSE	0	0	2	3	1	1	2	4	0	4	3	4	2	7											33	24	45		
FENCE	0	1	3	2	1	0	2	0	1	0	2	0	0	2											14	6	8		
REMODEL - SUBSTANTIAL	2	0	0	0	2	0	0	1	0	0	0	0	0	0											5	6	12		
REMODEL - NON-SUBSTANTIAL	1	0	10	0	3	1	1	0	3	0	2	0	0	0											21	13	28		
DEMOLITION	1	0	0	0	0	0	1	0	0	0	0	0	0	0											2	0	0		
LANDSCAPING	1	3	0	5	6	0	1	2	2	0	1	0	5	0											26	16	28		
LAWN MAINTENANCE	2	1	7	3	6	2	5	0	7	2	4	0	6	1											46	50	83		
PAINTING	1	0	1	1	4	0	3	0	1	0	5	1	0	0											17	23	36		
SIDING	6	0	5	0	11	3	6	1	9	2	7	1	10	1											62	61	103		
DRIVEWAY	0	0	3	0	0	0	2	0	2	0	0	0	0	0											7	14	21		
SIDEWALK	1	0	1	1	1	0	4	0	3	2	0	0	1	1											15	12	18		
DRAINAGE FLUME	0	0	0	0	0	0	0	0	1	0	0	0	0	0											1	1	2		
TREE REMOVAL - LIVE	0	0	2	0	1	1	1	0	4	0	2	1	3	2											17	19	30		
TREE REMOVAL - DEAD	2	0	8	0	6	0	6	0	16	2	13	2	11	2											68	69	131		
UNDERBRUSH LOT CLEARING	1	0	0	0	0	1	1	0	1	0	0	2	0	0											6	12	15		
ROOFING	3	0	8	1	13	2	6	2	4	2	11	2	13	5											72	38	75		
SWIMMING POOL	0	0	2	0	1	0	0	0	0	0	0	1	0	0											4	3	6		
SEAWALL	0	0	0	0	0	0	0	0	0	0	0	0	0	0											1	1	2		
RIP - RAP	0	0	0	0	0	0	0	0	0	0	0	0	0	0											0	1	1		
WASTEWATER	1	1	1	1	0	1	0	1	0	2	0	1	0	0											9	7	11		
TRASH ENCLOSURE	1	1	1	1	0	4	1	5	0	5	1	5	1	1											28	19	37		
TOTAL PROJECTS	23	7	54	16	61	12	47	10	61	15	56	15	54	23	0	0	0	0	0	0	0	0	0	0	454	395	690		
HOME CONST. PERMITS ISSUED	HB		SB																										
"AWF"	1	2																											
"A"		1																											
"B"	1	5																											
"C"	7	12																											
"BWF"	1																												
"GC"		3																											
TOTAL HOME PROJECTS	10	23	TOTAL PERMITS ISSUED		436	TOTAL PROJECTS		454																					

LEGEND

H = HORSESHOE BEND PROJECTS

S = SHAWNEE BEND PROJECTS

AWF = "A" LOT WITH WATERFRONT PRIVILAGES

B = "B" LOT

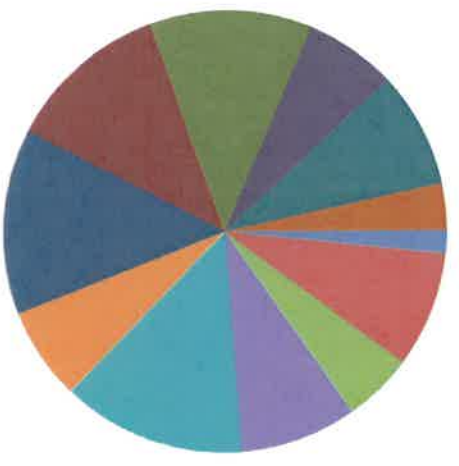
C = "C" LOT

BWF = "B" LOT WITH WATERFRONT PRIVILAGES

GC = GOLF COURSE LOT

	A	B	C	D	E	F	G	H	I	J	K	
1	COMMUNITY CENTER USAGE 2024						PAVILION RESERVATIONS					
2	Year Round Regularly Scheduled Groups						2024	2023				
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	15	12			
7	Wednesday	Canasta		10:30am - 3:30pm			July	11	17			
8	Wednesday	Poker Group		12pm - 4pm			August	16	17			
9	Wednesday	Video Exercise		10:30am-11:30am			September	2	7			
10	Friday	Video Exercise		10:30am-11:30am			October	0	3			
11							November	0	0			
12	Partial Year Regularly Scheduled Groups						December	0	0			
13	Sunday-2x's month	Scotch					TOTAL	49	60			
14	October	Foursomes		2pm - 7pm								
15												
16	Private Events						2024	2023				
17	January						January	1	4			
18	February						February	5	8			
19	March						March	3	6			
20	April						April	5	9			
21	May						May	8	11			
22	June						June	4	8			
23	July						July	8	10			
24	August						August	7	3			
25	September						September	7	8			
26	October						October	4	4			
27	November						November	4	9			
28	December						December	5	13			
29								2	13			
30	Total							59	93			
31												
32												
33												
34												
35												

Chart Title



- January
- February
- March
- April
- May
- June
- July
- August
- September
- October
- November
- December

Campground Reservations 2024

<u>Month</u>	<u># of Reservations</u>	<u># of nights</u>
March	6	42
April	17	48
May	14	66
June	31	98
July	40	154
August	17	63
September	4	15
October		
November	CLOSED	CLOSED
December	CLOSED	CLOSED
TOTAL	129	486

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

<u>BRIVO APP REPORT 2024</u>												
<u>Brivo App 2024</u>	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUNE</u>	<u>JULY</u>	<u>AUG</u>	<u>SEPT</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>
PAID	133	96	118	138	180	218	265					
ASSOCIATE MEMBERS	5	6	8	8	9	9	10					
TOTAL PAID BRIVO APP	138	102	126	146	189	227	275					