

**FOUR SEASONS LAKESITES
PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEETING
Minutes
October 18, 2025
Minutes Approved: October 3, 2026**

CALL TO ORDER:

The Association President, Mrs. Mary Bustin, called the meeting to order at 10:00 a.m. at the Four Seasons Lakesites Property Owners Association, Inc. Community Center, located at 2750 Horseshoe Bend Parkway, Lake Ozark, MO. 65049.

PLEDGE OF ALLEGIANCE:

All members participated in a unified Pledge of Allegiance, led by Mr. Terry Shore.

APPROVAL OF MINUTES:

Mrs. Bustin asked for approval of the October 12, 2024 Annual Meeting minutes. Mr. Dave Spence moved to approve the minutes as submitted. Mr. John Forti seconded. The motion carried.

INTRODUCTIONS:

Mrs. Bustin introduced the Board of Directors; representatives of Missouri Association Management (MAM); representatives of Anchor Point Advisory Group; Committee Members; Village of Four Seasons Trustees; and Horseshoe Bend Special Road District Commissioners.

Board Member Candidates announced:

John Forti

Bradley Closterman

Marilyn Allen

Travis Coleman (*not in attendance*)

2026 BUDGET PRESENTATION

Mr. Spence presented the 2026 Budget following a two day, line-by-line review conducted by the Board. The budget results in a 4.3% increase for improved properties; 6% increase for unimproved and associate members.

Mr. Spence reported the board is focusing efforts to cleaning up accounts receivable and determining a plan for writing off uncollectible balances.

AUDIT REVIEW:

The 2024 Audit was conducted by Evers and Company CPA's L.L.C., and presented by Mrs. Alaina Gump of Anchor Point Advisory Group. The audit provided a clean opinion. Mrs. Gump reviewed the cash flow, fixed assets, liabilities, and receivables. The Aquatic Center's expenses impacted year-end balances.

ASSOCIATION OVERVIEW & ENHANCEMENTS:

Mr. Forti provided an update on community enhancements, including:

- Regency Cove Pickleball Court - completed
- Grand Point Swimming Pool facelift – new decking, railing and pergola
- Grand Pointe entrance fountain - re-development project
- Enhanced landscaping throughout the community amenities
- Fitness Center reconfiguration and refurbishment
- Campground bathroom upgrades (scheduled for November)
- Updated comprehensive Reserve Study – draft provided; the Board will review and finalize in the coming weeks.
- Formation of Porto Cima Deer Management Task Force

REPORTS

ARCHITECTURAL CONTROL:

Mr. Ron Tussey reported a sustained boom in construction throughout the community in recent years, which does not appear to be slowing. The removal of the toll bridge has spurred rapid development in Porto Cima over the past year.

At this time, there are 84 homes under construction, 40 of them were approved in 2025. Homes are being approved at every meeting. There are over 270 other active projects currently underway, including swimming pools major remodeling projects, and large-scale landscaping projects, which are being approved frequently. Projects such as these can be every bit as involved as the home projects.

Mr. Tussey and Mr. Forti discussed implementing construction staging plans, erosion control, and stricter enforcement of fines for contractors.

SOCIAL EVENTS: Mrs. Dana Robinett, Missouri Association Management, reported that she works with volunteer members on the Social Committee to develop, plan and sponsor social events throughout the year for the enjoyment for the entire community. The Social calendar remain active with a wide variety of events for both children and adults. Mrs. Robinett encouraged owners to participate and volunteer.

2025 Events held and upcoming include:

- Spring – *Let's Get Groovy*
- Kids Easter Party
- Summer Block Party
- Western Bingo
- Santa Babes
- Kids Christmas with Santa
- Adult *Magic of Christmas*

Regularly Scheduled Events are as follows:

- Weekly Ladies Bridge, Canasta, Mahjong and Men's Poker at the Community Center
- Spring Garage Sales
- Spring Clean-Up
- Blood Drive every other month: February, April, June, August, October, and December 2025

New events in 2025 include:

An Introduction To Pickleball – hosted and instructed by volunteer homeowner, Jeff Maier

Candy Cane Lane – at the Community Center

Christmas Tree Lightning – Ceremony at the Community Center.

The Christmas tree lighting ceremony will take place on November 29th at 6:00 p.m. and Candy Cane Lane will open after the tree-lighting ceremony.

Board Member Election:

The ballots were collected and tabulated with the following results:

- Bradley Closterman: 270
- Marilyn Allen: 227
- John Forti: 182
- Travis Coleman: 121

New board members introduced: Bradley Closterman and Marilyn Allen.

Board Member Recognition:

Members of the Board of Directors, committee members, and management staff expressed their appreciation and gratitude to Mary Bustin for her sixteen years of dedicated volunteer service to the Board of Directors. Mary began serving on the Board in 2009. She served as Treasurer (2010 – 2014) and has served as President (2015 – 2025). Mary's commitment to the betterment of this community and the improvement in the quality of life for all members will be missed.

(Applause for Mary's 16 years of service to the community.)

QUESTIONS AND ANSWER:

- A concern was raised regarding the shift to digital newsletter distribution, with optional paid hard copies. Discussion ensued regarding the rising mailing costs and preference for online engagement. MAM will keep hard copies at the management office for owners to pick up at no charge.
- A question was asked about the Aquatic Center usage and cost analysis. Mary stated there were over 300 users on Memorial Day weekend. The board continues to review the cost, usage patterns, and user feedback.
- Legal counsel Mike McDorman discussed the ongoing litigation with the Aquatic Center's general contractors and architect.
- It was recommended to leave the Fitness Center open during the annual Block Party so it is available for prospective residents/members.

- Other key discussion included challenges in collecting assessments, managing construction activity, and maintaining roads.

Participants expressed appreciation for the discussion and the information shared.

ADJOURNMENT: With all business completed and no further questions, Mrs. Bustin adjourned the meeting at 12:04 p.m.

Respectfully Submitted,
Della Miller, Missouri Association Management