

MINUTES OF THE PUBLIC MEETING
AUGUST 25, 2003
7:30 PM

Pursuant to the rules of the Board of Directors, a regular meeting of the Board of Director of Lakes of the Four Seasons Property Owners Association, Inc. was called to order at the Lakes of the Four Seasons Club building in Lake County, Indiana on Monday, August 25, 2003.

Present at the meeting were President Batton, Directors Rogers, Kiest, Swallers, and Exo. Also present were Community Manager Robert A. Campbell, and Attorneys Theodore A. Fitzgerald, and Brian Less.

Following the call to order by President Batton, The Pledge of Allegiance to the Flag, President Batton asked Attorney Fitzgerald to read the list of applicants for membership, and Director Rogers made a motion that members be approved as read. Following a second by Director Kiest, the following resolution was unanimously adopted 5-0-0.

“Be it resolved that the following named owners of property in Lakes of the Four Seasons subdivision be approved for regular membership in the Association:

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| Lois Beawer | Lot | L-264 |
| Sandra Williams | Lot | L-303 |
| Martin & Sheila Debattsta | Lot | L-405 |
| Robert & Kara Ellis | Lot | L-459 & 450 |
| Rita Garrett | Lot | L-462 |
| Rick & Gina Dodson | Lot | L-537 |
| Justin Angelini & Brianna Moore | Lot | L-668 |
| Alfred Bakos | Lot | L-906 |
| Robert Merritt | Lot | L-996 |
| James & Patricia Konvalinka, & Mary Morgan | Lot | L-1171 |
| Kimberly Smith | Lot | L-1187 & L-1188 |
| Daniel & Heather Borowski | Lot | L-1328 |
| Richard & Mary Madrigal | Lot | L-1404 |
| John & Renee Dragomer | Lot | P-130 |
| Michael Quirk | Lot | P-131 |
| Sally Kelly | Lot | P-382 |
| Dennis & Sharon Kmiec | Lot | P-417 |
| Mary Spencer | Lot | P-688 |
| Karen Gavras | Lot | P-808 |
| Michael Epler | Lot | P-994 |
| Andrew Kirk | Lot | P-496 |
| Peggy Jo Waluk | Lot | P-1003 |
| Richard Williford | Lot | P-891 |
| Vasilios & Elizabeth Vossos | Lot | P-1047 |

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| James & Laura Carey | Lot | P-1132 |
| Debbie Johnson | Lot | T-42 |
| Kevin Hillsman | Lot | T-45 |
| Allen & Barbara Andersen | Lot | C-10 |
| William Speer | Lot | C-20 |
| Michael Nastoff | Lot | C-59 |
| Jeremy Numpal | Lot | U-1100 |

“Be it further resolved, that the secretary notify the applicants of their approval for membership.”

President Batton then stated that he did not have a President’s report tonight so he asked for the Treasurer’s report from Director Kiest. Director Kiest read the financial report for month ending July 31, 2003, he stated that we were on budget, and the restaurant showed a profit this month as well. Director Kiest stated that the Marketing Committee has helped with the marketing of the restaurant. Resident Mason questioned what was purchased for \$156351.99? Manager Campbell stated that was road paving, and it was allocated to the wrong line item. Resident Hardy questioned why the restaurant was closed on certain week-end nights. Manager Campbell stated that the restaurant has closed a total of three weekend evenings, and this happens when the revenue that is made from a reception out weighs the revenue from the property owners. Resident Mason stated that in years past there has been an incentive to pay the dues early, Mason asked if there was a line item for that promo? Manager Campbell stated that promo shows up in G & A as an expense.

Next, President Batton asked for the Attorney’s report. Attorney Fitzgerald asked if the public wanted his good news or bad news first? They said bad first—Attorney Fitzgerald stated that Twin Lakes has filed for a rate increase. The good news—Falling Waters permit was pulled at a three day hearing that Attorney Fitzgerald attended on behalf of Lakes of the Four Seasons. Attorney Fitzgerald stated that all we are asking for is that Falling Waters receives a NPDES permit from IDEM. Silver Maple—the talk is that possibly St. Anthony’s may be interested in purchasing the property. Attorney Fitzgerald stated that Scheub is committed to tearing down Four Winds, but it is still in litigation. Resident Marshall Anderson questioned the hearing on the rate hike and asked if we would be involved, and whether or not we could request a hearing to be held hear? Attorney Fitzgerald stated that yes that could be requested and that is called a field hearing, and yes we will be involved in the hearing.

Next was the Community Manager report. Manager Campbell stated that this year has been a really good year for collecting assessment; we are over 96.3% in lots paid. The office aggressively goes after delinquent lots. The POA has worked on many projects this summer, three new tees on the golf course, new retaining wall between the pool and lake, a new golf course practice facility, watershed project next to the Clubhouse parking lot, three miles of road paving, numerous drainage projects, renovation of Sandy Beach and further improvements to the Clubhouse beach, Manager Campbell stated. He also

thanked the House and Garden Club for the great landscaping job at the Clubhouse. Security has purchased through a donation from the Soccer Club “Fatal Vision” which is a program that presents the effects of alcohol on an individual. Manager Campbell stated that he encourages all to contact Chief Foor and ask to hear the presentation. Manager Campbell continued by saying that we have been working with Grimmer Construction and Twin Lakes to complete the restoration from the sewer line project. Manager Campbell stated that this is not an easy task, however we hope to work together and make some progress. Manager Campbell stated that the POA has been active in trying to control new construction of homes. Owners who do not comply with the covenant rules are turned over to our attorney and heavily fined. Manager Campbell stated that the concerts are coming to an end for the summer, and it was a great season. Manager Campbell stated that in the future we must address the issue of people bringing in their own coolers, and not purchasing from our own Food and Beverage Department. Manager Campbell lastly mentioned that we have a Building Control Committee, and they have been finding way too many properties that are not securing permits for the items that are being building. He encouraged residents to purchase their permit prior to building; this will prevent fines and additional fees.

Next, President Batton asked if there was any old business from the Board—there was none. Next President Batton asked if there was any old business from the Public? Resident Jeffery stated that with regards to Tonetski, maintenance has cut the front yard two times, but the backyard has not been cut at all, he would like the backyard cut as well. President Batton stated that with a 2/3 majority from the Board they can have the backyard mowed, and since the Board is going back into executive session after the Public meeting President Batton stated that they will vote on it.

Next, President Batton asked for new business from the Board. Director Kiest informed the public that the Board had just passed a new resolution on Commercial Fertilizer Applicators. The resolution states that they can no longer use phosphorus when applying fertilizer to resident’s lawns.

Next President asked if there was any new business from the Public? Resident Kondracik stated that there were two big potholes that needed to be fix, one on Hidden Valley and one on Lakewood Place.

Next, Director Swallers stated that he wanted to congratulate the Fours Seasons Force who is a 10 and under Traveling softball team. They are the 2003 NSA “B” Indiana State Champions. The team consists of Abby Adams, Ashley Dobson, Morgan Doelling, Lauren Johnson, Taylor Johnson, Maria Karas, Kassy Piatt, Samantha Pratt, Karly Rentschler, Kelly Ryan, Samantha Sullivan, and Caitlin Wilcox. Director Swallers stated that he would like to see the POA recognize these individuals by hanging a banner with their accomplishment.

Resident Hardy questioned that misquotes that could be breeding in the ponds of water around ELSD due to the Twin Lakes force main project. Manager Campbell stated that

they have had a couple of meetings with Grimmer Construction, and have told them how unhappy the POA is with the restoration of the project. With regards to ELSD the corner swale has been destroyed. Manager Campbell stated that there is a list of priorities the first being the property owner's yards that were destroyed. Resident Anderson questioned if this was being restored with our money or Twin Lakes? Manager Campbell stated that it was on Twin Lake's money.

Resident Engleman questioned the Alicia subdivision and the filling in of wetlands; he feels it will be a negative impact on Bass Lake. Manager Campbell stated that wetland is not LOFS's, however we are concern about the drainage and the way it drains into the 36" culvert, exits on Brandywine and onto the golf course. Resident Engleman wanted to let resident's know that now that the summer season is coming to an end, he encourages pool owners to wait and drain their pools after the chlorine levels have decreased. Director Kiest stated that we are in need of educating our residents one step at a time.

Resident Joram asked what ever happen to the dog issue of the last Public Meeting? Manager Campbell stated that this issue will be heard at a Grievance Hearing.

Resident Blair asked Manager Campbell to explain the watershed area out front of the Clubhouse. He stated that the water is diverted through the plants, it absorbs nutrients, and the water will be cleaner before it reached the lakes. Resident Blair asked if this would be attractive? Manager Campbell stated that this area would be mature within two to three years.

With no further business to come before the Board a motion was made by Director Swallers to adjourn the meeting, seconded by Director Kiest the motion carried 5-0-0.