

PUBLIC MEETING MINUTES  
SEPTEMBER 27, 2004  
7:30 P.M.

Pursuant to the rules of the Board of Directors, a regular meeting of the Board of Directors 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 September 27, 2004.

Present at the meeting were President Batton, Directors Peterson, Mason, Kiest, and Rogers. Also present were Community Manager Robert A. Campbell, Attorney Theodore Fitzgerald and Brian E. Less.

President Batton called the meeting to order, following the Pledge of Allegiance to the Flag; Director Mason made a motion to approve the Public minutes from August 23, 2004, seconded by Director Peterson the motion carried 5-0-0.

Next President Batton asked for Attorney Fitzgerald to read the list of applicants for membership, and Director Mason made a motion that the 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.”

Carl & Diane Weissbradley	Lot	L-113
Leamon & Janet Walton	Lot	L-520
Patrick Wise	Lot	L-581
Paul & Dawn Long	Lot	P-49
Sue King	Lot	P-80
Patrick & Leticia Walter	Lot	P-321
Darrell & Dorothy Guess	Lot	P-324
Alexander Ziemak	Lot	P-359
Andrea & David Anderson	Lot	P-547
John & Rochelle McNemara	Lot	P-593
Connie Love, Evelyn & Donna Grandy	Lot	P-654
Brian & Lisa Mcshane	Lot	P-677
Ed & Lisa Stressler	Lot	P-705
Carl & Anna Wilke	Lot	P-849
Total Development	Lot	P-865
Joyce & David Stonehouse	Lot	P-1122
Terri & Dwayne Leininger	Lot	P-1136
Patrick & Gloria Delong & Sandra Rosenwinkle	Lot	P-1221
Christopher & Amanda Anderson	Lot	P-1239

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

Next was the introduction of George Patrick and Ned Kovachevich from the Lake County Planning Department. Mr. Patrick stated that on behalf of Gerry Schueb he was here to let LOFS resident's know that they are doing everything that they can to rezone the property to R-1. There is a hearing on the foundations on October 5, 2004, and we will make a motion to remove the foundations. Resident Bouska asked if the foundations had been treated for mosquito abatement. Mr. Patrick stated that he believed they had had brickets put in the foundations. Director Rogers asked what was the status of the Fairway Club? Mr. Kovachevich stated nothing has changed; the planning commission's commitment to keep these building from being built is the same. Mr. Kovachevich stated that the Fairway Club is under the impression that they do not need Lake County permits. He stated that they will keep the Fairway Club in litigation for a long time if they try to build without the permits. Next Manager Campbell inquired about Silver Maple. Mr. Kovachevich stated that on October 12, 2004 the Plan Commission will hear this case. It would be advantageous to the residents of Lake of the Four Seasons to attend and show support for the proposed St. Anthony development on the Silver Maple property. Attorney Fitzgerald stated that Gerry and his department have worked very hard for Lakes of the Four Seasons and he thanked them. There was an ovation from the public for the two who came to speak.

Next was the Treasurers Report. Director Mason stated that last month he spoke about how high the accounts receivable had become. He stated that he was please to hear that Manager Campbell has collected a lot of outstanding debt in the past couple of weeks. Director Mason stated that the next couple of weeks will tell a lot with the second half payment of dues due prior to October first. He believes that we are financially on track for another year.

Next President Batton asked for the Community Manager's report. Manager Campbell first reminded everyone about the important Annual Meeting that is coming up on October 9, 2004 at 10:00 am in the ballroom. Manager Campbell stated that we will be losing our restaurant manager to Lake Tahoe. We hope to replace him shortly, Manager Campbell stated. The number 1 fire station is now under construction and it is the fire departments hope that the roof will be up before winter is here. He reminded people of the branch pick-up; it is over in Porter County and still in progress in Lake County. Leaf pick up begins on October 18 and continues through December 3, 2004, Manager Campbell reminded everyone that only leaves will be picked up and to have them on the berm. The Lion's club and the F&B will be hosting a Fall Festival on October 23, 2004 with the proceeds going to the purchase of defibrulators for our squad cars, clubhouse and pool. The Lions have already purchased two. Manager Campbell thanked the Lion's for their commitment to this community. Resident Weaver questioned if the defibrulators that is at the 19<sup>th</sup> Hole could be moved once it closes for the season? Manager Campbell stated that yes it could be.

Next President Batton asked if there was any old business from the board or residents? Resident Marthaler stated the results of the election with Peters, Gooldy, and Rogers having the most votes. Resident Anderson then stated that the By-Laws did not pass by 52 votes 474 yes 112 no, 526 yeses were needed to pass. He stated that the committee is curious as to why they did not pass.

Next President Batton stated that there was a variance under new business by the Salerno family. President Batton read the covenant that the Salerno's are violating which is the rear setback requirement. Mrs. Salerno stated that Precision Pools were the contractor and they put the pool in the wrong location. Mrs. Salerno stated that this pool has cost her \$11,000.00 and she does not want to have to move it. Director Mason asked if it was the pool contractor that put the pool in the wrong place. Mrs. Salerno stated yes it was. Resident Parker, who lives next door, had pictures of her lot line, and tree, and the pool etc... She went on to say that Salerno's moved the stakes and took three feet of her property. She stated that her son throws charcoal at her home, the dogs are a problem. President Batton interrupted to state that these issues, while important are not part of the variance. Resident Anderson questioned what the hardship was? He believed this was more of an action against the pool company not a variance situation with the POA. Resident Borchert asked how many letters went out to lot owners. Manager Campbell stated that 13 or 14 went out. Resident Borchert stated that yes this is a hardship as Mr. Salerno passed away a couple of year ago and that is the hardship. Resident Borchert asked how far off the rear setback is the pool? Manager Campbell stated probably 8 feet without a ruler. Resident Anderson questioned if any of the Board members had gone to see the pool? Two responded that they had. Resident Marthaler stated that this is not a variance situation. Attorney Fitzgerald stated that all residents are allowed to go through the variance process. Director Mason stated that he feels this is not a hardship and made a motion to deny the variance as it pertains to the rear setback requirements, seconded by Director Rogers the motion carried 5-0-0.

Director Mason then stated that at this meeting there are more people attending than at the annual meeting and he wanted to say thank you to the out going board members for all of their dedication for the past four years for Lori and Keith and two years for John.

Next President Batton stated that it has been an honor to be on the board and serve as President for three years. He stated that he has met a lot of new people that he would not have met if he had not served. He thanked for the opportunity to serve the LOFS community.

With no further business to come before the board, Director Mason made a motion to adjourn, seconded by Director Peterson the motion carried 5-0-0.