

Public Meeting Minutes  
January 24, 2011  
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 was called to order at the Lakes of the Four Seasons Country Club building in Lake County, Indiana on January 24, 2011.

Member's present: President Rogers, Directors Brown, Gooldy, and Zupan.

Staff present: Manager Cleveland and Attorney Fitzgerald.

Following the call to order by President Rogers, and the Pledge of Allegiance to the Flag, President Rogers asked Attorney Fitzgerald to read the applicants for membership and President Rogers made a motion to approve as read, following a second from Director Brown, the motion carried 4-0.

Scott Buhmann	Lot	L-22
John Kotowski	Lot	L-177
Nathan Brewer	Lot	L-1061
Blair Mihabkis & Maria Papamihalakis	Lot	L-1092
Gregory Lytle	Lot	L-1414
Jimbo Homes, LLC	Lot	P-194
Brian Susralski	Lot	P-195
Jerome & Candis Pagell	Lot	P-1170
Nicole Ashlock & David Mochell	Lot	T-5
Gilda Velazquez	Lot	T-69

Be it resolved that the Secretary notify the applicants of their approval for membership.

Next was the Board Report. President Rogers stated that tonight the board is presenting to the public the final budget which they have been working on since November 2010. He stated that this board has held the line on dues and the only item that has increased is the non course golf cart.

Next was Community Manager Rick Cleveland's report and you may read it in its entirety in the February Seasonal.

Next President Rogers asked for the Attorney's report given by Ted Fitzgerald. He stated that the Kennedy drowning case is finally going to trial February 21<sup>st</sup> through the 25<sup>th</sup> of February. Attorney Fitzgerald encouraged all residents to attend the field hearing at Jerry Ross with regards to the Twin Lakes rate case. He stated that the final hearing is scheduled in April, but the field hearing is where customers can voice their complaints.

Next was the Treasurers report from Director Gooldy. He stated that there were 175 lots that are delinquent and this includes half payers and residents with one or more year's worth of dues delinquency. Forty property owners are on payment plans. To date we have collected \$100,291.80 in previous year's dues. As of January 21<sup>st</sup>, 2011 our delinquent dues were \$430,316.01.

Resident Rogers asked if a half payer is delinquent one year; are they allowed to be a half payment the following year. Manager Cleveland stated that as long as they clean up all of their delinquencies which include possibly attorney fees they are allowed to take the half payment option.

There was no old business.

Under new business President Rogers made a motion that the Lakes of the Four Seasons Property Owners Association Inc. and the Lakes of the Four Seasons Golf and Country club Inc. 2011/12 budget be approved as presented at the January 10, 2011 open Board of Directors Meeting, seconded by Director Brown the roll call vote was as follows: Director Zupan approved, Director Gooldy approved, Director Brown approved, and President Rogers approved the motion carried 4-0.

President Rogers stated pursuant to Section 1.2.2.1 of Lakes of the Four Seasons POA Covenants, I move that the annual assessment of Property Owners of record for the 2011/2012 budget year be one thousand two hundred thirty dollars (\$1230.00) per numbered lot as indicated in the 2011/2012 Budget, seconded by Director Brown the roll call vote was Director Zupan approved, Director Gooldy approved, Director Brown approved, and President Rogers approved; the motion carried 4-0. President Rogers directed the Community Manager to send written notice of the annual assessment and terms of payment to all property Owners of record.

Next Resident Davis stated that she lives in the Sandy Beach condos and the condo above her is bankrupt and what could the POA do about it as she is having a hard time selling hers because of the bankruptcy. Attorney Fitzgerald stated that there is nothing that can be done, and these owners receive a chance to begin over. That is what bankruptcy does; a chance to start over. Attorney Fitzgerald explained how one time we were still billing a bankrupt lot and we were penalized for doing so.

Resident Genardo stated that she received a ticket for berm parking and wanted to grieve it. President Rogers stated that we have a procedure for that and she should call the POA office for details.

With no more business to come before the board President Rogers made a motion to adjourn, seconded by Director Gooldy the motion carried 5-0.