

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
JANUARY 28, 2002

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 Fours Seasons Country Club building in Lake County, Indiana on Monday, January 28, 2002 at 7:30 p.m. by President Batton.

Present at the meeting were President Batton, Directors Exo, Mason, Rogers, and Swallers. Also present were Community Manager Robert A. Campbell, and Attorney Theodore Fitzgerald.

Following the call to order by President Batton, and the Pledge of Allegiance to the Flag, Director Mason made a motion to approve the minutes of the January 14, 2002 meeting. Following a second from Director Swallers the motion carried 5-0-0.

Attorney Fitzgerald then read the list of applicants for membership, and Director Mason made a motion that members be approved as read. Following a second by Director Swallers, 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”

James Svetich & Jodie Campbell	Lot	L-658
Patrick L. Glenn & Michael Regas	Lot	L-892
Peter Danilaitis, Jr.	Lot	P-740
Shawn & Bridgette Kettle	Lot	P-875
Gerald Sawa	Lot	P-1078
Richard N. Lynett	Lot	T-45
David & Carol Evans	Lot	T-54

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

President Batton then gave his report. President Batton reported that the Board was able to act on a few of the Security Committee’s recommendations, and they hoped to act on a few more once the new budget was adopted. President Batton stated that as of February 1st, 2002 one of the two officers on duty would be working out of the 117th Street gate. President Batton went on to state that one of the goals of this Board, and their budget was to unite the community. President Batton realized that not everybody would be happy, but the Board tried to accommodate the vast majority of LOFS residents. President Batton thanked the community for supporting the Board.

Next report was from Attorney Fitzgerald. Mr. Fitzgerald stated that the funeral home across from the main entrance was still in litigation due to rezoning. The funeral home wants to be put on a septic system. LOFS will remonstrate at the Silver Maple Plan Commission hearing of February 5, 2002. Mr. Fitzgerald asked for all of the resident’s prayers for Marcella Mason as

she is in a nursing home in Valparaiso. He advised the public that she had taken LOFS minutes for over twenty years and any communication would be most appreciated by her.

Director Mason then gave the treasurer's report. He stated that without a doubt the community would end the year in the black, but would have a cash flow problem. The cash flow problem is from a couple of different areas. Receivables, expenses, the huge increase in insurance, and some bills that are two years old have created the cash flow problems.

President Batton then asked if there was any old business from the Board or public. Old business was the approval of the new 2002/2003 budget. The only change the Board made to the budget was to accept full golf memberships not weekday or week-end. With that being said, a motion was made by Director Mason to adopt the 2002/03 Budget, seconded by Director Rogers and duly carried 5-0-0.

Next order of business was the Department Manager's reports. Manager Campbell gave all Managers the night off except for the Operations Director, Richard Cleveland. Manager Campbell started with his own report. He reported that the assessment letter was being prepared and would be out for a mid February mailing. Manager Campbell stated that the 2002 decals were ordered in red, white, and blue. Manager Campbell stated that the decals were bid out and we saved almost _ of what was budgeted. With that savings we are instituting a new charge card policy. A plastic credit card will be needed to house charge anything. Manager Campbell stated that there were a lot of new policies going into effect. Placement of decals will be published in the Seasonal as well as the dues letter. The house charging policy will be published in the Seasonal as well as the Sunken Boat policy. Manager Campbell stated that the half dues payment has been approved for the coming assessment season. Manager Campbell stated that with the January shutdown clubhouse repairs were done by Rick Cleveland and his staff. Manager Campbell wanted to personally thank Rick and staff for the great job. Finally, Manager Campbell stated that the frost law would be in effect starting the 29th of January.

Next report was from Security. Chief Foor's report stated that calls had increased in December due to vandalism of Christmas decorations. Chief Foor wanted the community to know the swan story. Lake Holiday now has two swans on it. Our security officers have helped rescue our swan many times. It has had fish line tangled in it, stuck in the frozen ice, just to name a few. Chief Foor stated that after hearing there was an ad in the local paper about a lost swan, the security staff realized that we had become the new home of the lost swan. Hopefully the community will enjoy looking at our new pair of swans. Chief Foor wanted the community to realize that when security asks people to get off the half frozen lake it is for your own protection.

Rick Cleveland gave the Operations report. He stated that it has been a great winter for his department, no overtime has been used, little salt has been purchase and no 2 am phone calls to plow snow! Mr. Cleveland stated his department has kept really busy despite no snow. Maintenance replace a twelve by twelve section of floor tile in the kitchen, replace deteriorated drywall with green board in the kitchen. In the bar the wood ledge was refinished, and the center column of the divider was removed and replaced with an overhang bar. It gave the bar an open look. In the West Lounge the entire ceiling was replaced, and the room was repainted. Finally

Mr. Cleveland stated that since the Season's Grille is now closed, they will start doing repairs on that building.

Next report was from the Golf Pro Matthew Meneghetti. He stated that the golf course and shop are now closed. Matt is busy planning events for the coming year, and working with the MGA and WGA on 2002 events. Plans are also being made to create more interest in the game of golf. Matt hopes to have an open house in April to introduce the 2002 Golf season. Matt's report stressed the need for all golfers to stretch during the winter months. The golf shop will reopen late February or early March depending on the weather.

The next report Manger Campbell gave was the report by Nick McCraw from golf maintenance. Mr. McCraw stated that the golf course was in bad shape due to the unusually warm weather. The crew will double the amount of fertilizer and seed this spring in hopes of getting the course back into shape. Mr. McCraw stated that they have over forty reels to rebuild and sharpen, hydraulic changes, and general repairs to get done between now and the beginning of the new season.

The next report Manager Campbell gave was the Food and Beverage report. Ms. Bland reported that she was working on a smaller menu to reduce costs as well as lowering the amount of staff on slow days. She reported that there would be some wonderful Valentine Day specials on the 14th and on the 16th, Saturday, there would be a dinner dance in the ballroom. February 9th is the LOFS potluck so the clubhouse will be closed to the public. Ms. Bland reported that there were 50 banquets booked for the year with _ of them being 100 to 200 people. She reported that each month she would be holding a different clubhouse event.

The last report was from the building inspector and Manager Campbell reported that the Building Control Committee had issued five permits in December and January. Mr. Litzkow reported that there are 279 buildable lots still remaining in the community. Seven homes are under construction. Mr. Litzkow wanted to remind everyone that contractors need to have driveway culverts installed and covered with stone before construction.

Next, President Batton asked if there was any new business from the Board or Public. Mrs. Kay Borchert stated that there would be a meeting at the Plan Commission on February 5, 2002 regarding the building of Silver Maple. She stated that people from LOFS needed to be present to build our case of not having the development built.

Mr. Peters stated that based on the budget he requested the Board create a report on the dollar amount, and line item for the amount of money used from the credit line.

Mr. Cain asked what bank we used for the line of credit. Mr. Cain also asked if the credit card would be magnetic and what it would be used for.

Director Mason stated that Centier was our bank, and the credit cards would be used to prevent fraud.

Mr. Cain questioned how these credit cards were part of the budget.

Manager Campbell stated that the POA office bid out the decals this year, and went with the low bidder, and saved the community about half of what was budgeted for the decals. With that savings, the credit cards will not cost more than what was budgeted for decals.

Mrs. Borchert asked if the credit cards will be replaced each year or would they stay with the homeowner until they sold their home.

Manager Campbell stated that they would be good forever, or until the lot was sold. If the card is lost, the homeowner will need to purchase a replacement for a fee of \$5.00.

President Batton asked if there were any announcements.

Mr. Keist stated that the first meeting of the year for the Lake Enhancement Group would be February 6, 2002 at the clubhouse.

Mr. Hansen questioned if the walking path had been approved.

Manager Campbell stated yes that it had.

President Batton stated that there would be a new fine policy starting May 1, 2002. The fine for boats and golf carts that do not have current stickers on them will be fined the price of the decal PLUS the cost of the decal.

Mrs. Melton questioned Director Swallers in his e-mailing writings, and comments.

Director Swallers stated that his e-mail was sent for one person only, and was not meant for it to be forwarded to other residents.

With no other business to come before the Board a motion was made by Director Mason, seconded by Director Swallers, and duly carried 5-0-0 to adjourn the meeting by President Batton. (After the motion was on the table, a resident wanted to ask a question, but was denied due to the motion already on the floor.)

Submitted by:
Caryn Whitehead