

Public Meeting Minutes

February 24, 2003

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 February 24, 2003.

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

Following the call to order by President Batton, and the Pledge of Allegiance to the Flag, Director Rogers made a motion to approve the minutes of the January 27, 2003 Public Meeting, followed by a second from Director Kiest, the motion carried 5-0-0.

Next, President Batton asked Attorney Fitzgerald to read the list of applicants for membership and Director Kiest 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:

Michael Santagata	Lot	L-499
Lance Sheefts	Lot	L-675
Debra & James Toth	Lot	L-1189
Ronald J. Gellinger	Lot	L-1418
William Maruel, Sr.	Lot	L-1196
Tonya E. Sims	Lot	P-33
Kenneth Sutton	Lot	P-54
Steven B. Smith	Lot	P-55
Steve & Cindy Thurman	Lot	P-252
William Hylek	Lot	P-1017
Arsenio Favor	Lot	P-1237

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

Next was the President's report. President Batton stated that the Lake County Council approved the cell tower, and the next step is the BZA will vote on the variance for the height of the tower. President Batton then stated that the Board had approved a resolution for the Special Deputy Commission. President Batton then read the resolution and asked for a motion to approve the Special Deputy resolution. Director Kiest made the motion, seconded by Director Exo, and the motion carried with the following votes- Swallers yes, Exo yes, Kiest yes, Batton yes, Rogers abstained from voting. The vote carried 4-0-1.

President Batton then stated that the Board has offered associate memberships to the LOFS/Winfield Volunteer Fire Department. The fees will be the same \$1030.00 plus the price of the amenity.

Resident Cavage questioned if the Sheriff can call our Security to calls outside of LOFS? Attorney Fitzgerald stated that no-the sheriff can make the request, however it is at the shift commander's discretion if they go out on the call or not. President Batton stated that the training the security officers go through is very expensive and being deputized by the county their training is free. All security officers must have their basic 40 hour training course in before they are deputized, President Batton stated.

Resident Hardy questioned if our insurance goes up if our officers carry guns, and do our officers carry guns? Manager Campbell stated that this is covered in the security package we purchase with our insurance carrier, and yes our officers do carry guns.

Resident Haines questioned if our officers will be deputized in Porter County. President Batton stated yes.

Resident Marthaler asked President Batton if he was working for security? President Batton stated yes that he was. Resident Marthaler questioned if the Chief of Security had a problem with the President of the Board working for him. President Batton stated that Chief Foor had no problem with it. She questioned if there was a conflict of interest from the other Board members? Resident Haines stated he felt there should be a conflict of interest paying yourself. President Batton stated that there are no issues with me working for security. He stated if there were ever any issues that affected security and the Board had to vote on, he would not vote. Resident Hardy asked for the Attorney's opinion. Attorney Fitzgerald stated that it is not a legal issue, president Batton will just have to abstain from any security issues when the Board votes.

Next, President Batton asked for the Treasurer's Report from Director Kiest. He stated that on the revenue side the POA was over, and the expenses were under budget. The restaurant's revenue and expense equals out to a loss of 170,935.20 for the 11 months ending January. Resident Hardy asked what the balance of the community loan was? Manager Campbell stated that he had just received that information this morning, and he would get it for her after the meeting.

Next, report was from the Attorney. Mr. Fitzgerald stated that much to his surprise Porter County lost the appeal on the dump. Ted stated that he had lunch with Gerry Schueb and he felt very good that soon there would be a solution to the Four Wind apartment mess. Attorney Fitzgerald stated that he spoke to Jim Brown, and hopefully this will be resolved as well.

Resident Cavage asked if Ted had heard anything about the Funeral Home. Ted stated that this is pending in Lake County Circuit Court.

Resident Hardy questioned the unfinished white house at the front of the gate, and why it has not been finished. Also, that van that is sitting in the driveway, can something be done about that

too? Manager Campbell stated that Kurt, the Building Inspector, will be working with the contractor on this home in hopes of having the outside completed shortly.

Next, President Batton asked for the Community Manager's report. Manager Campbell stated that there were two forms sent out to the property owners in error, and the correct forms will be inserted into the March Seasonal. The cell tower was approved at the Lake County Council meeting by a vote of 6-0-1. Next the variance on the height of the tower will go in front of the BZA on March 6<sup>th</sup>. Manager Campbell stated that Twin Lakes is on schedule on Brandywine and Sunnyslope with everything being done by 3-15-2003. Unfortunately, the boring through the golf course is behind by about 8 days. They are working on Saturdays and later at night to catch up. Manager Campbell stated that the Pro Shop will be open for business starting March 1. He encourages everyone to come out and see the new paint job at the shop. He stated that the restaurants will be changing their hours on March 1st. The clubhouse will be open on Wednesdays and the Grille will be open on Thursdays. Manager Campbell wanted to remind everyone that you can start paying assessments on Monday, March 3<sup>rd</sup> and if paid in full by the 31<sup>st</sup> a 25.00 gift certificate is given as an early pay "thank you".

Resident Blair asked if we were looking for a new Restaurant Manager. Manager Campbell stated that yes we have begun the process of searching again. Resident Slafkosky asked if we will receive a refund from the head hunter since the last F&B only lasted four day. Manager Campbell stated that we have not paid anymore than the deposit fee at this point, that being \$4000.00.

Next, President Batton asked if there was any old business from the Board. Director Swallers asked Community Manager Campbell if the Department Directors would be at the next Public Board meeting. Manager Campbell stated yes they would be at the next Board meeting.

Next, Director Exo made a motion to remove Keith Batton as President of Lakes of the Four Seasons POA Board of Directors. President Batton stated that this was out of order and violates the By-Laws.

Next President Batton asked if there were any announcements from the community. Resident Marthaler stated that she was interested in the way Waste Management recycled the garbage. She wrote a letter to Waste Management and got a response from them stating they dump all of our recyclables into one truck, and then it is sent from Gary to Illinois. Manager Campbell stated that recycling unfortunately has gone out of favor, and it was part of our contract negotiations. Resident Hardy stated that there is a fee for recycling on our bills. Manager Campbell stated that he was unaware of that fee because living in the condos that fee is part of their monthly maintenance fee.

Next, Resident G. Rogers asked if next month he could have the audit report? Manager Campbell stated that he is welcome to have a copy of the audit which is done by Swartz Retson, however it is usually not available until late May.

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