

**MINUTES OF THE REGULAR MEETING**  
**OF THE BOARD OF DIRECTORS**  
**MARCH 25, 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 Four Seasons Club building in Lake County, Indiana on Monday, March 25, 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 Brian 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 March 11, 2002 public meeting. Following a second by Director Mason the motion carried 5-0-0.

Attorney Less 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 Rogers, 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.”

|                               |     |       |
|-------------------------------|-----|-------|
| Sarah & Ray Jansma            | Lot | P-105 |
| Kenneth & Christine Zimmerman | Lot | P-478 |

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

Next order of business was the President’s report, which was given by Vice-President Rogers as a Vice-President’s report. She stated that she hoped warmer weather would be fast approaching. Vice-President Rogers stated that the collection of leaves and yard waste will begin on April 4<sup>th</sup>, and there will be two additional collections on April 9<sup>th</sup> and 16<sup>th</sup>. There will be no collections after the 16<sup>th</sup> of April, Vice-President Rogers stated. She went on to state that Branch collection will take place on May 7<sup>th</sup> and May 14<sup>th</sup>. Vice-President Rogers stated that nothing larger than eight inches in diameter will be collected, and not to mix rubbish and yard waste with the branches. Large items such as sofas, cabinets, beds, etc. can be dropped off at the maintenance yard on April 20<sup>th</sup> between the hours of 8:30 and 1:00 p.m. This date is set for household items only—no chemicals! Vice-President Rogers reminded residents that they need to make sure their swales and/or ditches are cleaned out and obstructions are removed. On a lighter note, Vice-President Rogers wanted to congratulate the Fundraising Committee for their first fundraising event of the year. They held a comedy night on March 15<sup>th</sup>, which was very successful. Hats off to this group of ladies Vice-President Rogers stated. She also wanted to take the opportunity to thank Garry Weiss for his job as M Cee. Though some thought he was funny, Vice-President Rogers thought he should not quite his day job!! (Thanks Garry!)

Next was the Attorney’s report, given by Attorney Less. He stated that his office continues to collect on past due accounts, and last week they had collected in excess of \$9600.00.

Next report was from Treasurer Michael Mason. A copy of his report is attached to the minutes.

Next, President Batton asked if there was any old business from the Board or public. There was none.

Next, President Batton asked for the Staff reports starting with Community Manger Robert A. Campbell. Manager Campbell wanted to give the resident's a couple of updates on issues the POA is currently dealing with. The Winfield school will go before a hearing at the Plan Commission tomorrow, and Attorney Less and Manager Campbell will be in attendance. Manager Campbell stated that on April 2<sup>nd</sup>, 2002 the school will go before the BZA, and on April 9<sup>th</sup> the school corp. will appear in front of the Lake County Commissioners. Silver Maple will go in front of the BZA, and LOFS will attend as we are not for the Silver Maple Apartments. Manager Campbell stated that about 25% of all homeowners have paid their POA dues in the month of March. Security has started a spring cleanup patrol, and issuing warnings for various covenant and or rule violations. There have been over 350 properties noted so far with this cleanup operation. Department Directors have been very busy securing bids for our equipment purchases and capital improvement projects.

Next report was from Chief Foor. Chief Foor stated that he had no personnel changes for the month of February. Security has found over 200 residences without any numbers, or numbers at the wrong height. One hundred and fifty residents received a notice about their trash receptacles being visible. Security has also been busy making sure those persons using any gate have a current POA decal, and for 117<sup>th</sup> gate bar codes as well. The Chief stated that security has deactivated approximately 180 bar codes, and reactivated approximately 85 bar codes, after residents stopped at Security to have them attach the bar code or show security that the bar code had been attached correctly. Chief Foor ended his report by stating that with the cold weather, he fears the third swan has left the LOFS community. Chief Foor stated that the two flightless swans are still here and doing fine.

Next report was from Rick Cleveland, he stated that the painting in the Season's Grille was complete, and the carpets will be clean this week. Mr. Cleveland stated that his crew will be out patching the roads as the weather will allow them. His crew will be preparing the various parks and beaches for the upcoming season. Bids for the road paving went out last week. The bids are back for replastering the pool. This work will begin in the middle of April. Spring leaf collection will start on April 2<sup>nd</sup>, with pick-ups scheduled for the 9<sup>th</sup> and 16<sup>th</sup> as well. Mr. Cleveland stated that a dumpster for spring cleaning will be available on April 20<sup>th</sup>. Please call the Operation department at 988-4461 if there are any questions on what will be taken in that dumpster.

Next report was from Lakes Maintenance Supervisor, Ron Bedwell. He stated that all bid proposals for the number nine tee drainage enhancement project design are back. This department will be working on enhancement projects this year. Some of these areas will be the Clubhouse beach, Sandy beach, Lake Holiday boat launch, East Lake Shore Dr.lake access, and the clubhouse and Westhaven boat docks. Ron stated that they will be introducing natural bacteria in Lake on the Green. This will be a full scale test on natural dredging verses mechanical dredging. Finally Ron stated that LOFS Fishing Club will be assisting in the transplanting of over 1500 water lilies to selected areas throughout Lake Holiday.

Next, was golf pro Matthew Meneghetti's report. He stated that the golf shop was open and in full swing. With the golf coarse open, Matthew asks that the residents observe the rules of the golf coarse. He listed a few as follows:

1. No walking/jogging/biking etc.. on the cart paths
2. No walking dogs on the cart path and golf course
3. No cutting across the golf course.

Matthew wants residents to remember there are many blind shot areas on the course and getting hit by a golf ball can cause serious injury. On April 13<sup>th</sup> from noon until 3 pm the golf shop will be hosting an open house for new resident and veterans of the community. This will provide non-golfers the opportunity to meet Mr. Meneghetti and visit the pro shop. On April 20<sup>th</sup> a “Welcome to Golf” program is scheduled at noon for ladies of the community, Mr. Meneghetti stated. This class will be used to introduce the ladies to the golf shop, locker room, driving range, putting green, and the first tee. Golf 101 is another program Matt will be offering. This will be a 3 week program, meeting once a week starting Tuesday May 7<sup>th</sup> at 5 pm. The first week is a classroom setting. May 14<sup>th</sup> and May 21<sup>st</sup> will be instruction. The fee will be \$25.00 and Matt asked that ladies register with Matt at 988-2201. The golf shop is fully stocked with men’s and ladies apparel from Nike, Callaway, and Titleist. Matt wants the residents to know that the golf shop has the lowest prices in the region.

Next report was Golf Maintenance. Nick McCraw stated that the course is in need of work due to the wet winter play. Depending on the weather the greens will be mowed the first week in April. The greens will be fertilized and rolled at the same time. Most equipment is ready for the season and we are receiving final bids for the new equipment we will be buying.

Next report was from Rhonda Bland, Food and Beverage Department. The Grille will be opening soon, and Harley has been hired for the opening entertainment. The Grille hours will be Tuesday 10 to 6, Wednesday, Thursday, Friday, and Saturday 10 to 6, and Sunday 8 to 6. Ms. Bland stated that she will have a hot dog stand on the days there are leagues as well as Saturday and Sundays. Plans are underway to track our liquor more efficiently at the Grille. The St. Patrick’s Day party was very well attended for a Sunday night with approximately 110 people coming for dinner and approximately 25 coming later for the entertainment. Reservations for the Easter brunch stands at 265 as of the 21<sup>st</sup> of March with 10 days left. Ms Bland hopes to do 400 for the Easter brunch. Lakes day is scheduled for July 27<sup>th</sup>, there will be games, food, and entertainment for all ages. Ms. Bland stated that she has hired a new Catering Asst., Jackie Well, who will be graduating from Valparaiso University in April. Ms. Bland stated that she is gearing up for a successful spring and summer season.

The last report was from Building Inspector, George Litzkow. He stated that March is when he hears his phone ring more with questions about different building questions. He has also received a lot of question from contractors, which helps prevent rejected plans from the Building Control Committee. Permits for the month have been one shed, two pools, one deck, and two fences. Total permits were eight. There were two new home permits, and there are approximately 277 buildable lots still remaining.

President Batton then asked if there was any new business from the Board. Manager Campbell stated that LOFS had a new engineering firm, DLZ, and Tony Kinning from DLZ was in the audience and Manager Campbell wanted to recognize him. Tony thanked the Board, and informed people that his firm was out of Hammond and throughout the country there were 750 professionals that could back him up with his decisions.

Director Mason wanted to let residents know that the Board had just passed a dog ordinance, and that it was effective immediately. Mr. Cavage questioned if dogs had to be on a lease. Outside of

the dog's yard, yes the dog must be on a lease, Director Mason stated. Mr. Kondracik asked if this ordinance was good for dogs that lived on 725? President Batton stated that no this ordinance did not apply outside of LOFS. Mr. Kondracik stated that this certain dog kept getting into his garbage, and he thought he would have to shoot the dog then if a citation could not be issued to this dog owner. Chief Foor informed Mr. Kondracik that shooting a firearm inside LOFS is illegal.

President Batton then asked if there were any announcements from the Board there were none. He then asked the residents for their announcements. Mr. Cavage asked if the barcodes had a number on them? President Batton stated that yes they do.

Mr. Cavage questioned the renovations to #9 project. Manager Campbell stated that the first step was to have the design of the project done, and then bid the construction. The tee will be further back on number 9, or at least that is the plan, Manager Campbell stated.

Mr. Malkowski asked if the current Assistant Manager had been demoted. Manager Campbell stated that the previous Assistant Manger walked out without any reason given.

Mr. Malkowski questioned whether or not the POA would be taking care of the lot at 2171 Greenvalley since it was in foreclosure. President Batton asked Mr. Malkowski if there needed to be anything done to it at this time. Mr. Malkowski stated not yet but questioned if we would take care of it. President Batton suggested that Mr. Malkowski fill out a request for service form if there was a problem with the lot.

Mr. Malkowski asked if the Board had looked into a rubber liner instead of replastering the pool. President Batton stated that the pool was beyond a rubber liner, as the holes and cracks in the pool would put holes in the liner.

Mrs. McGathey stated that she wanted to thank security for the job that they do. She wanted everyone to know about the BZA meeting, and opposing the Silver Maple Apartments. Mrs. McGathey asked why there was a stop sign at St. Andrews. Chief Foor stated it was to slow down the traffic there, as there have been many accidents at this street due to speeders.

Mrs. Melton stated that there would be another Comedy Night on April 19<sup>th</sup> with a mentalist performing.

Mrs. Blair stated that there would be an Elvis impersonator at the Clubhouse on April 20<sup>th</sup>.

Ron Bedwell stated that the House and Garden Plant sale would have aquatic plants that would be for sale. The sale will be May 18<sup>th</sup> at the clubhouse parking lot.

With no further 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.

Submitted by:

Caryn Whitehead