

Public Meeting Minutes

June 23, 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, June 23, 2003.

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

Following the call to order by President Batton, The Pledge of Allegiance to the Flag, President Batton stated that we would not be following the regular order of the agenda. President Batton stated that Commissioner Gerry Scheub wanted to speak to us about the status of Four Winds. Mr. Scheub thanked President Batton for the opportunity to speak to us and stated that LOFS was aware that a while ago he had condemned Four Winds apartments, and he now wanted George Patrick to address LOFS on how things were progressing. Mr. Patrick stated that he and his Lake County staff were handling this issue as fast as they possible could, and that we all needed to be patient. He stated that the bank lost the foreclosure, but it is a split case, and very hard to explain. Bank One is stating that one of the buildings could actually be saved and this is one of the many stumbling blocks as well. Mr. Patrick stated that the School Board is now involved and this could be a good thing for us, as they are putting pressure on them as well. Resident Campbell questioned what was Lake County's portion and involvement? Mr. Patrick stated that they are stating that the buildings are unsafe and Lake County wants to see all the foundations gone as well. Director Rogers questioned how many more months was this going to last? Mr. Patrick stated that it would be about 2 1/2 to 3 more months. Director Rogers stated that it's been 2 to 3 months for three years! Manager Campbell stated that he wanted to make sure he understood that there would be two hearings one in Hammond and one in Porter County? Mr. Patrick stated that this was correct. Manager Campbell stated that the demo of the building would be expensive, was the county prepared to handle the expense of this? Gerry Scheub

stated that the County is ready to move forward. Attorney Fitzgerald thanked Scheub, and he received an ovation from the resident's. A resident asked if and when Four Winds gets demolished what will that be zoned for? Mr. Patrick hoped for no more than one building, or back to agriculture.

Next Director Rogers made a motion to approve the minutes of the meeting of June 23, 2003. After a second from Director Kiest, the motion carried 4-0-1.

Attorney Fitzgerald then read the list of applicants for membership, and Director Swallers made a motion that members be approved as read. Following a second by Director Kiest, the following resolution was unanimously adopted 4-0-1.

“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:

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| Margaret Raspopovich | Lot | L-302 |
| Ernest Brunett | Lot | L-390 |
| Nancy Davids | Lot | L-622 |
| Steven & Danielle Lockhart | Lot | L-674 |
| Betty Richmond | Lot | L-725 |
| Charles Crozier | Lot | L-934 |
| Patrick & Thiona Howell | Lot | L-1031 |
| Joseph & Tracey Cruz | Lot | L-1106 |
| Jerrold & Kelly Paul | Lot | L-1144 |
| Stevo & Rada Dobric | Lot | P-910 |
| Ljupco & Dada Krstevski | Lot | L-1305 |
| David A. Leluga | Lot | L-1349 |
| Josette Russell | Lot | P-27 |
| James & Laura Wilson | Lot | P-258 |
| Paul Schultz | Lot | P-69 |
| Douglas & Kelly Eriks | Lot | P-259 |
| Richard & Donna Avarone | Lot | P-305 |
| John & Michelle Nimon | Lot | P-668 |
| Bradford Janota | Lot | P- 672 & P-673 |
| Henry & Michell Trevino | Lot | P-763 |

| | | |
|------------------------------|-----|--------|
| Willis & Natalie Ringer | Lot | P-872 |
| Todd & Tammy Ford | Lot | P-915 |
| Michael & Melissa Goodfellow | Lot | P-1148 |
| Robert & Kathleen Peceny | Lot | P-1195 |
| Jeanne M. Painter | Lot | T-44 |
| Elena Recio | Lot | T-52 |

“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 in the Executive Meeting the Board decided to announce that they are now enforcing all of the rules. President Batton stated that 95% of the resident’s follow the rules, but for the 5% of resident who do not follow the rules the Board wants them to be fully aware that all rules and regulations will now be followed. President Batton stated that he would be meeting with the Department Directors, and the Grievance Committee, and there will be an announcement in the Seasonal in August. Resident Malkowski asked if the rules that will not be enforced would be listed as well. President Batton stated that all rules would be enforced. Resident Malkowski asked for an example. He stated that when the garbage can wars were going on warnings were given. President Batton stated that an example would be when people drive in with their barcodes not attached they will be fined. Another example would be having a boat on the lake with no sticker on the boat. Resident Malkowski asked what would happen in two years when there will be all kinds of new residents in here? Manager Campbell stated that each resident is given a welcome packet when they become members and the office staff spends a good twenty to thirty minutes going over all of the rules and regulations out here with the new members.

Next was the Treasurer’s report. Director Kiest reported that as of May 31, 2003 the POA had a net income of \$70,945.22 for the month and for the three months ending income of \$394,639.04. The combined restaurant was a loss of \$9306.66 for the month, and for the three month ending a loss of \$59,298.73.

Next was the Attorney’s report. Mr. Fitzgerald stated that the Board of Directors had just passed a new resolution pertaining to Restrictive Covenant 1.6 stating that if a resident is 30 days delinquent and over \$1000.00 they may not use any of the

amenities available inside Four Seasons. Attorney Fitzgerald stated that with regard to the Tonetski case the Judge is ruling on the case and has up to ninety days to hand down her decision. The Falling Waters hearing is scheduled for August 19, 2003 at the IDEM offices. Mr. Fitzgerald's office has started to file foreclosure procedures on twelve delinquent properties out here.

President Batton then asked for the Community Manager's Report. Manager Campbell stated that the annual dues have come in very good this year with an overall percentage of 93.27%; this is our best collection rate in years. He stated that the 4th of July is approaching and this should be a very good weekend starting with the concert on Thursday night, it is Big Ticket. The parade starts at noon with festivities at the Clubhouse until 4:00 p.m. The fireworks will be at dusk and we will open the back gates to accommodate all of the traffic. Manager Campbell wanted to remind everyone that shooting off fireworks was illegal. Manager Campbell went over the new policies with the signs and banners, and the Teen Center. Manager Campbell stated that if you are a golfer you have seen many changes on the golf course. There has been a planting of 3000 plants on #9 tee. 15 and 16 are new tees. Food and Beverage is offering Pastabilities on Tuesday and Wednesday, and drink & appetizers specials too, Manager Campbell stated. Resident Malkowski asked what the status of T-Mobil was? Manager Campbell stated that he has not received any word as to if it is up and running.

President Batton then asked if there was any old business from the Board or residents? There was none. He then asked if there was any new business from the Board or residents. Resident Rodriguez stated that she has lived in LOFS for ten years and she has always had a view of the golf course and she is very upset with whatever maintenance is doing with the hay field. Manager Campbell stated that he was very upset with the abuse and phone calls that the golf course superintendent and himself took on a Sunday night. He stated that it is not fair to any of our Directors to take such abuse, especially when nobody will leave a name with any of the calls. Director Rogers stated that she was under the impression that there would be a three-foot buffer zone, and this was much greater than that. Manager Campbell stated that there was a figure eight cut out of the grass. Resident H. Rogers stated that he believes Todd Ford is doing a great job, but this is just something that needs to be discussed, and we all believe this was not done with residents in mind. President Batton stated that he would put this on the agenda

under old business for next month. Director Rogers stated that it was her recommendation not to wait until next month, that she and her neighbors would like this settled sooner. President Batton stated that he would take it under advisement.

Next were residents Mattel-Borland and Stoval complaining about the four barking dogs on their street. They stated that there had been 24 to 30 tickets written to resident Brewer for her dogs. Both of these residents are concerned that these dogs will escape from the fence and attack somebody. Resident Schultz stated that she moved into LOFS four weeks ago, and believes it is a beautiful place to live. She stated that she has a small boy and had a dachshund. Snoopy, the dachshund, got away the other day, and went underneath Resident Brewer's fence, and two of her dogs killed the dog. Resident Stoval stated that there are too many children in this neighborhood and these dogs could do that to a wandering child. She stated that Resident Brewer was not home when this happened, and leaves these dogs home a lot by themselves. Director Rogers stated that a kennel license is given for 15 dogs or more. Attorney Fitzgerald stated that this is a touchy situation, and he feels for Resident Schultz. He stated that this issue is not unique to LOFS, but we are not a municipality, and this becomes a Porter County issue. Attorney Fitzgerald stated that Resident Brewer grieved her tickets, and the Grievance Committee threw the tickets out. Attorney Fitzgerald stated that these residents should go through the County Commission, and try to have the dogs impounded. Resident Campbell asked the Board if they could possibly write a letter in Resident Schultz's behalf to Porter County. President Batton stated that yes they could do that. Attorney Fitzgerald stated that these residents should start calling their local commissioner, Dave Burris 996-4151. Resident Wagner wanted the public to know that the issue in front of the Grievance Committee with Resident Brewer was barking dogs, not a group of wolf dogs, or pack dogs.

Resident Rogers stated that there were a group of trees on Beechview that have ribbons around them, and she wants to know if the POA is going to cut these down? Manager Campbell stated that he and Rick have looked at this piece of property in question, and it is very hard to tell if those trees are POA trees or the next-door neighbor's tree. Resident Rogers asked that until the owner of the trees is correctly determined, could they please not be cut down? Manager Campbell stated that he had sent a letter to the neighbor stating just that.

A resident asked if any petitions had been pick up? Manager Campbell stated that one had been picked up.

With no further business to come before the Board a motion was made by Director Swallers to adjourn, seconded by Director Rogers the motion carried 4-0-1.