

Public Meeting Minutes
January 27, 2020
7:30 p.m.

Members present: President Zupan, Directors Katz, Rogers, and Swallers (President Zupan had Director Rachoy's proxy).

Staff present: Manager Cleveland and Attorney Fitzgerald.

President Zupan called the meeting to order and the first order of business were the new members. President Zupan asked for a motion to approve 11 new members. Director Rogers made the motion to approve, seconded by Director Katz the motion carried 4-0.

Next was the board report given by President Zupan. He stated that tonight the board will be adopting the 2020-2021 budget, which the board has been working on since November of 2019. President Zupan told the community that he believes this budget addresses our resident's concerns: road paving, drainage improvements, park improvements and lake dredging, these are just a few of the major projects being funded. With the guidance of our engineering firm, the board is confident that your POA dollars are being maximized when these projects commence. President Zupan concluded by stating that he looked forward to another very productive year working with his fellow board members and to address the community's concerns.

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

Resident Tul asked what the annual fees are for the upcoming year, and also, if there was an incentive for paying early. There was none, and \$1365.00 is the total for next year's fees, President Zupan informed.

Attorney Fitzgerald's report was next, and he spoke about the ongoing Attorney General's investigation, and said that we know nothing new. Resident Tul asked if there was a seven-year statute of limitation in this case.

Next President Zupan asked for Director Rogers to give the Treasurer's report. He stated that as of December 31, 2019 the POA has collected \$3,512,383.00 in dues. Out of 2737 properties, 2399 have paid in full, ten property owners owe their second, third, & fourth quarter payments for a total of \$10,050.00, seventeen owners owe their third and fourth quarters for a total of \$11,390.00. Two hundred and thirty-two property owner's will owe their final payment on January 31, 2020 for a total of \$77,720.00, eight property owners did not pay their second half of dues for a total of \$5,360.00. Twenty-seven property owners are on payment plans including, bankruptcy payments for a total of \$58,960.00. Forty –four property owners need to make some sort of payment. Demand letters have been sent to all delinquent property owners; liens and foreclosures are also proceeding, if necessary. To date the POA has collected \$212,620 in Lake revenue, \$55,435 in pool revenue, \$421,975 in golf revenues, and \$487,513 in all other revenues. The cost of doing business in the F & B department is a negative \$90,233.71 which is an improvement of \$36,684.00 over last year this time. Director Rogers stated that the dues increase for 20/21 is \$25.00 and over the last eleven years the dues have gone up \$135.00 with six years of no increase.

Next was old business. Resident Cole asked if the board had made any progress on banning plowing in Lake Holiday. He gave the BOD a handout of legislation that had passed in Vermont. He stated that he was misquoted in previous minutes and he is not trying to ban wake boats, however he would like to see plowing banned and he gave many examples as to why it should be banned. President Zupan stated that the board would take his suggestions under advisement.

President Zupan stated that under new business the board would be passing the budget. He moved that the Lakes of the Four Seasons Property Owners Association, Inc. and Lakes of the Four Seasons Golf and Country Club, Inc. approve the 2020-2021 budget, seconded by Director Swallers the motion carried 5-0 (with Director Rachoy's proxy.). President Zupan said that pursuant to section 1.3.3.2 of Lakes of the Four Seasons POA Covenants, he moves that the annual assessment for the 2020-2021 budget be one thousand three hundred sixty-five dollars (\$1365.00) per numbered lot as indicated in the 2020/2021 budget, Director Rogers seconded and the motion carried 5-0 (with Director Rachoy's proxy). President Zupan stated that the Community Manager is hereby directed to send written notice of the annual assessment and terms of payment to all Property Owners of record.

Resident Tul stated that he had heard some scuttle butt that they 19th Hole Manager is drinking on the job, and this has happened more than one time. President Zupan stated that this is an employee issue, and we do not speak about them in public meetings, however, he would be following up with Manager Cleveland. Resident Tul stated that as a Property Owner, this was his money being stolen and was not happy about it. President Zupan stated that he understood.

Under announcements Resident Tul stated that on March 21st there would be a "Dining in the Dark" at the Lakehouse, and all proceeds will go to the blind and visually impaired in Lake and Porter County, tickets are \$50.00, there will be a 50/50 raffle with the Lions Club at this event.

With no further business to come before the board Director Katz made a motion to adjourn, seconded by Director Swallers the motion carried 4-0.