

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS
3-27-17

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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 Country Clubhouse Lake County, Indiana, on Monday, March 27, 2017, at 7:30 p.m. by President Robison.

Present at the meeting were President Robison and Directors DuPatt, Swallers, Tul and Rabelhofer. Also, present were Community Manager Cleveland and Attorney Theodore A. Fitzgerald.

Following the call to order by President Robison and the Pledge of Allegiance to the Flag, Attorney Fitzgerald read the list of applicants for membership, and Director Rabelhofer, made a motion that members be approved as read. Following a second by Director DuPatt, the following resolution was unanimously adopted, 5-0:

“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:

MVV Partnership	Lot	397-L
Ricardo Vega & Cazelin Santiago	Lot	314-L
Housemart.Biz, Inc.	Lot	732-L
Rebecca Draper & Todd Berry	Lot	1275-L
MVV Partnership	Lot	567-P
Cynthia Schacki	Lot	873-P
John Leonard	Lot	1086-P
John & Melissa Philbrook	Lot	14-T
Brian Desso	Lot	1125-U
Juan & Yolanda Hernandez	Lot	1350-U

BE IT FURTHER RESOLVED, that the Secretary notify the applicants of their approval for membership.”

Board Report: President Robison reported as follows: the 2016/2017 season finished strong with a \$370,000 surplus of which \$226,000 has been allocated; Cardno recommendation for #5 and #6 Wetland is to keep the current water level and to add native water plants to filter the water; Cardno didn't use all of the projected time from last year so engineering on 725 will

come from the carryover; the Board is investigating streaming the meetings for those who can't make the meetings and the cost for streaming is approximately \$600/\$700.

Community Manger Cleveland gave the following report: Seasonites of all ages will soon be out walking, jogging, biking, roller blading and skate boarding. For your safety and the safety of your children, I suggest utilizing the half-mile long walking path at Lion's park, just off Kingsway Drive near the 117th Avenue gate. Some residents will begin taking their dogs for walks along the streets as well. If you would rather take your dog to an enclosed area away from all the traffic, you can do so by enjoying the LOFS Dog Park. You may purchase an annual Dog Park pass at the POA office.

It's also that time of year you'll begin to see golf cars instead of cars parked at the clubhouse restaurant. Last fall someone asked: "Why doesn't the restaurant have a real name?" Well now it does! Staff is excited to have you now dine at the "**Seasons Lakehouse Restaurant & Pub.**" And, they are also very excited to have you try their new menu and enjoy the new interior design. I think you will be amazed. More information about the "Seasons Lakehouse Restaurant & Pub" grand opening will be posted on-line at www.lofs.org and on our electronic gate.

The POA office staff is in its busy season. They are currently in the midst of the annual dues collection. Many residents will come in person to pay their dues which others take advantage of doing so by mail. You can even get a decal for a new car by mail, as it is not a requirement to visit the POA office in person. As in the past, the staff is always willing to make a special appointment for those in need.

It's also a time for a few more reminders:

- Please store your garbage and recycling receptacles where they cannot be seen from the street, the lake, parks or the golf course.
- Take down your Christmas decorations and pack them away until next season.
- Please adhere to the speed limits throughout the community. The speed limit for all of the roads inside LOFS is 20 miles per hour unless otherwise posed, with the exception for the following roads: North, East and West Lake Shore Drives, and Four Seasons Parkway as they are major traffic arteries. These roads have a speed limit of 25 miles per hour unless otherwise posted.
- Clear all debris from each end of your culverts and in your swales to allow storm water to flow freely.
- When you're doing your spring-cleaning of picking up the branches that fell over the winter and the remaining leaves in your yard; do not burn them. We are not allowed to burn yard waste in Lake and Porter Counties. The POA provides branch and leaf collections and those dates are provided in the Seasonal and on the website.

Attorney Fitzgerald reported that the CUII two-and-a-half-day hearing in Indianapolis went very well, that LOFS is participating in quarterly meetings with Twin Lakes Utilities (residents with concerns were invited to attend these meetings), and that a CUII ruling may happen in June.

Director Tul read the Treasurer's report as follows:

As of February 28, 2017, we have received over \$3,943,897 in dues. This includes past dues and late fees. Nine property owners are delinquent on the second half payment for a total of \$6,300, which includes late fees. Ten property owners are delinquent on their third and fourth quarterly payments for a total of \$7,240, which includes late fees. Thirteen property owners are delinquent on their last quarterly payment for a total of \$4,550, which includes late fees. Fifty property owners have not paid any of the 2016/2017 dues for a total of \$65,000 (this includes property owners in foreclosure and/or bankruptcy). As of February 28, 2017, the cash on hand was \$933,544.64. Out of that number \$560,491.82 is reserved funds.

Old Business:

President Robison reported that the 19th Hole is available for rent on New Year's Eve. The rental deposit is \$1,000.00 and if numerous requests are received a draw will take place in July or August. Look for more information in the Seasonal.

President Robison announced that there would be no increase to the boat size currently listed on the policy.

President Robison gave an update on the costs for the remodeled restaurant: Stacked stone, Labor, \$5,500.00, materials \$6,172.54; Fireplace Material \$3,868.77, Labor \$5,197.50; Ceiling Misc. materials \$294.00, Ceiling tiles \$7,300.00, Labor \$1,056.50; Wall siding materials \$3,901.37, Labor \$6,858.00; Barstools (30) \$1,410.00. President Robison thanked the Operations Department for their help.

New Business:

Mr. Sturbridge, L1172, inquired about the status of roof for the maintenance barn. President Robison stated that the POA is waiting on a schedule from the contractor for the replacement of the roof, which will cost \$60,000.00, and, he further noted that the POA is paying the cost and still going after the original company.

Mr. Diaz, P1242, inquired of rules for parking of cars in yards. Officer Philp stated that if the car is not plated, Security should be called, but there are not rules for parking in yards.

Mrs. Rogers, P618, thanked the fire department and security for their assistance in saving a dog when the dog fell through the ice.

Mrs. Walker expressed an interest in the POA getting more free events for kids and adults and asked if the Easter Bunny event could be for residents only. President Robison noted that there is a telephone number for the organizations on the front gate, which would be interested in these

types of suggestions. Mrs. Shepard noted that we are working on adding more stuff for the kids.

Mrs. Falls, P459, inquired about the tentative opening date for the restaurant and if staff was hired. President Robison stated that the opening will be the first full week of April and interviews are being conducted.

Mr. McNamara, L338, stated that an additional sign may be needed to be placed at the 117th gate informing people that a LOFS sticker is necessary in order to access this gate as GPS takes people to the 117th gate.

Mrs. Lugo, P260, noted that there is a new article from a volunteering kid reporter that will be coming out in the Seasonal.

Mr. Ralph, L119, inquired about the engineers accessing the ditches. Community Manager Cleveland reported that we are waiting on proposals and it will be at least two weeks before Board approval.

There being no further business to come before the Board, on motion by Director DuPatt, seconded by Director Tul, and duly carried, the meeting was adjourned