

Porto Cima Townhome Property Owners Association
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Porto Cima Townhouse Property Owners Association
Board Meeting
September 12, 2015

Lee Eise called the board meeting to order at 9:00 a.m. Present were Jim Barnett, Jim Butler, Lynn Diggs, Lee Eise and Fred Miller. Also in attendance were Todd Nelson from Nelson Management Company, Dana Johannesen taking minutes and Via Bacino resident Larry Johannesen.

1. Budgets Approvals: Todd Nelson started the discussion by stating the budgets presented at the August meeting remain unchanged, but that, as requested by the Board at the August meeting, he did prepare two variations of the Villa LaCresta budget showing a distinction between townhomes and patio homes. Variation one shows a 3% increase in the quarterly assessment while the second shows a 4% increase. The townhomes were left at the 5% increase presented in the Preliminary Budgets at the August meeting. After a brief discussion, a motion, made by Fred Miller and seconded by Jim Barnett, to approve separating the Quarterly Assessments of Patio Homes and Townhomes in Villa LaCresta by increasing Patio Homes by 4% and increasing Townhomes by 5%. As a matter of further discussion, Fred Miller stated that the Board would likely go back to 5% for both in the future. Lee Eise asked if the 4% to 5% differential was similar to Bello Point. Todd Nelson pointed out that, since the change at Bello Point was made in 2006, the gap in the amount of Quarterly Assessment is substantially larger with the Townhomes being \$1274 and the Patio Homes being \$995. Fred Miller then stated that the circumstance between Bello Point and Villa LaCresta are considerably different. Lee Eise pointed out that, in 2006, the Bello Point seawall was made the responsibility of both the Townhomes and the Patio Homes. Fred Miller then questioned if the biggest difference in Bello Point was in landscaping. Todd Nelson stated that the quarterly landscape amount at Bello Point was \$337 for Patio Homes and \$600 for Townhomes. Lee Eise then stated that the difference also was the repair amounts of Patio Homes versus Townhomes. Fred Miller then restated that the primary difference in Bello Point was landscaping and that he thought the difference between Villa LaCresta Townhome and Patio Home landscaping was not that different. Lee Eise then pointed out that history in Villa LaCresta has shown the Townhomes have required more attention than Patio Homes by as much as 4 to 5 times. Jim Barnett then called for the vote. The Board approved the motion by a vote of 4 in favor (Bill Manion's Proxy Vote resting with Fred Miller) and 3 (Lynn Diggs and Lee Eise) against (Marti Eagan's Proxy Vote resting with Lee Eise).

Todd Nelson then asked the Board to approve the budgets for the other neighborhoods. He again stated that budgets for all neighborhoods, except Villa LaCresta, were unchanged from those submitted at the August meeting. He pointed out that, with the exception of Villa LaCresta Patio Homes going up by 4%, all neighborhood Quarterly Assessments were being increased by 5%; 10th Green would go to \$976; Via Bacino to \$1,163; Punto Piloto to \$1,470; Southshore to \$1,029; Avilla to \$1,181; Villa LaCresta Townhomes to \$952; Villa LaCresta Patio Homes to \$943; Bello Point Townhomes to \$1,274; Bello Point Patio Homes to \$995. Jim Barnett then made a motion, seconded by Jim Butler, to approve the budgets. The motion was unanimously approved by the Board.

2. Old Business: Jim Butler asked for clarification of the POA's tree trimming policy. Todd Nelson indicated that "native" tree trimming or removal by approval of the Four Seasons Lakesites POA. Trimming of "native" trees is paid for by the owner requesting the trimming. Approved removal of dead or diseased trees is a budget item that is paid for by the POA. "Landscape" trees planted by the builder or the POA are trimmed or removed as needed or trimmed at the request of the Owner. The cost of "landscape" tree work is paid for by the POA.

Jim Barnett suggested that in the management company's next correspondence with the Owners, that there be a reminder for all Owners to provide the POA with proof of insurance coverage on their homes and that the insurance required was not "contents", but rather damage or destruction of the building. After an extended discussion, Lee Eise recommended that the management company send certified letters, reminding Owners of the requirement, be sent to Owners who have not provided proof of insurance. The Board then discussed reviewing this matter at the next meeting to determine if a more severe action should be considered.

Lee Eise then asked Todd Nelson about the status of window repairs and replacement in Via Bacino. Todd Nelson indicated that the repair and replacement are nearly complete. Otto Construction has a few minor items to complete

and then Marsh Painting will be able to finish caulking and painting the last few pieces of trim. Lee Eise asked Todd Nelson to send a note to the Board when the work was complete. Lee Eise then asked the status of the EIFS (synthetic stucco) inspections. Todd Nelson responded by saying that Bello Point and Via Bacino are complete with Punto Piloto being next. Lee Eise asked if there were any significant problems. Todd Nelson responded by saying there were three homes in Bello Point with major issues. Two have been corrected and the third has not been started. Work on issues in Via Bacino will be started this fall. Lee Eise asked Todd Nelson how the current roofing company was doing and if, when doing inspections or repairs, they were looking for other problems. Todd Nelson responded by saying they were doing fine and that they were looking for major problems such as cracked or missing tiles, but not pulling up or looking under tiles or shingles.

Jim Barnett then stated the next item to be discussed was the audit report. Fred Miller then stated that he had a concern about inconsistencies in dates in the report. He also pointed out that the date on a letter in the report also appeared to be in error. After discussing the matter further, the Board asked Todd Nelson to contact the audit firm, have the concerns resolved before the next meeting when the item can be reconsidered for approval.

- 3. New Business:** There were no new business items listed on the agenda, Lee Eise did mention that the Four Seasons Lakesites POA was considering a special assessment in Porto Cima for maintenance of street lights. There was a lengthy discussion about the Lakesites POA, who they were and what benefits they provide to Porto Cima. The consensus in the room was that the Lakesites POA provides nowhere near the value for what the Porto Cima residents are being charged. Lee Eise stated that Lakesites POA pays little attention to our neighborhoods and doesn't know the characteristics of the different neighborhoods. He pointed out that Lakesites POA was unaware that a number of homes in Villa LaCresta did not have grinder pumps, but were being assessed for the annual inspection of grinder pumps. Lee Eise further stated that it took more than a year and a half to get the POA to recognize the error and make the necessary corrections. When asked if the Lakesites POA intended to refund the cost of inspections to the involved Owners, he said no. Lee Eise then indicated his concern that Lakesites POA would assess everyone in Porto Cima for street lights without consideration to neighborhoods where street lights were maintained by Como Electric or the individual neighborhoods. There was further discussion about the lack of accountability from Lakesites POA and the lack of representation for the concerns and needs of the Porto Cima Townhome neighborhoods. Todd Nelson then stated that Walter Thompson, new resident of Via Bacino, had submitted an application to be a representative on the Lakesites POA Board.

Jim Barnett then asked if there were any other business to discuss. Being none, Jim Barnett made a motion to adjourn. After being seconded by Jim Butler and a unanimous vote, Jim Barnett called the meeting to a close at 9:50 AM.

Next meetings: November 7, 2015 – Annual Association/Board Meeting

Respectfully submitted,
Dana Johannesen