

## In this issue:

- New Committee Structure
- Projects in the Works
- Safety Inspection of Docks
- ASK THE BOARD:  
Owner Rights vs Renter Rights?
- It's Summer Time...  
Do You Know Your Don'ts?
- Personal Water Craft and Trailers
- "Meat and Greet" - September 21
- Did You Know? - Insurance

## Plus...

June Calendar

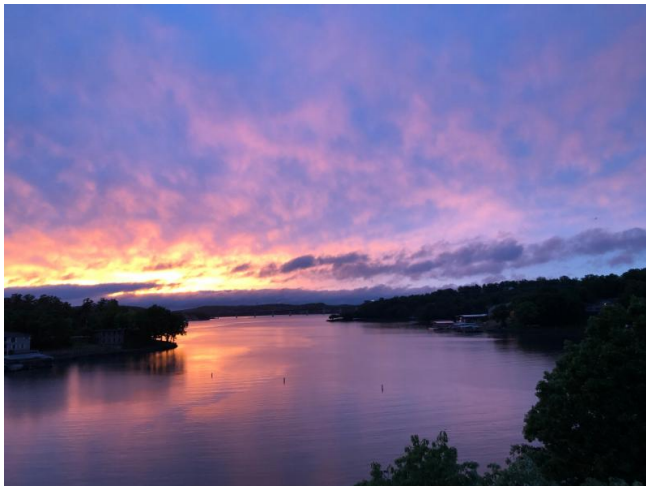
For Sale/Rent

Important Contact  
Information

## June 2019

2019 Edition, Issue 2

## June at Indian Pointe



Thank you to Barb Seele, Building 4, for sharing the spectacular view of a recent sunset seen from her family's back deck. Views like these are why a sunset is part of the Indian Pointe logo.

## New Committee Structure

# A New Way of Doing Business

The Board recently approved a new committee structure that will help ensure that attention is being paid to all parts of the complex.

## **Administration Committee**

Glen Goldstein - Chair

The day to day business activities of the association are the responsibility of the **Administration Committee**. This committee works directly with our professional back office and accounting team, Wilson Toellner, CPA; as well as our attorney, auditor, bankers, insurance providers, the City of Osage Beach and other professionals. Members of this committee approve all payments to vendors and staff payroll; prepare for Board meetings; and review the rules, regulations and By-Laws of the Association. It ensures that all vendors that work for the complex are insured and certified in their fields.

## **Project Committee**

John Stern - Chair

The **Project Committee** works directly with Wesley Thompson, our Outside Maintenance Manager in preparing the list of Board priorities. This committee researches qualified vendors, develops the specifications needed for each project and acquires proposals for the Board. In addition, the project committee interacts directly and hands on with many of our vendors assuring the project meets the expectations of the Association.

## **Capital Improvement Committee**

Jeff Seele - Chair

Planning for the future infrastructure needs of the Association is the responsibility of the **Capital Improvement Committee**. This committee will begin the process of analyzing what major improvements need to be made and setting the priorities to make that happen. For example, everyone knows that the roads and parking lots in the complex need attention. The Capital Improvement Committee will create a plan to see that through.

## Projects in the Works

WE HAVE  
— BEEN —  
BUSY

The Project Committee, and our Outside Maintenance Manager Wesley, have been busy with a lot of special projects this month. Here are some of the recent projects that were undertaken since our last newsletter.

- Electrical work on docks and buildings
- Bonding (grounding) lifts to the docks is completed
- Buoy replacement is completed
- Underwater cables at the docks



- Stone work has begun to take shape
- Stairs to docks are completed
- Flowers and Landscaping is ongoing

The buoys are all aligned and ready to let boaters know to slow down while entering the two Indian Pointe coves.

## Safety Inspection of Docks

A recent inspection of the docks revealed that 27 lifts were not bonded (grounded) properly. This was a safety issue that needed immediate attention and Indian Pointe enlisted a certified electrician to quickly remedy the problem. The cost to correctly bond each lift was \$50. Indian Pointe will pass that cost onto those slip lease holders for these repairs. If your lift was affected you will see an extra \$50 charge in the next Marina assessment. The breakdown of the number of lifts that were repaired by dock are as follows:

Dock 1 - 0  
Dock 2 - 0  
Dock 3 - 1  
Dock 4 - 9  
Dock 5 - 2  
Dock 6 - 15

## Ask the Board

**A unit owner recently asked the Board...**

**DO UNIT OWNERS AND RENTERS HAVE THE SAME RIGHTS?**

A unit owner recently asked the Board the following question...

***"Do renters have the same rights as owners?"***

The short answer is NO. Unit owners and renters do not have the same rights. In fact, renters do not have any rights at all bestowed upon them by the Condo Owners' Association.

Let me explain. It says it all in our middle name: Indian Pointe **Condo Owners'** Association. "Condo Owners". Indian Pointe has a contractual agreement with 156 unit owners at our complex. Renters, on the other hand, (whether in a long term lease agreement with a unit owner or an overnight renter through VRBO or Airbnb and everything in between) have a relationship (usually contractual and financial) with the owner of the unit in which they are renting. Any "rights" passed onto the renter are done



so by the unit owner and not the Association. The owner can be more restrictive with the renter than the Condo Association is with the owner, but the owner can not be less restrictive with their renter (or other guests) than what the Association is with the unit owner.

Indian Pointe is not in the business of renting property nor are we involved in anyway with the unit owner's rentals. We receive no fee or other benefit from that transaction. Every renter is considered a guest of the unit owner, exclusively, and not a guest of Indian Pointe. But Indian Pointe Condo Owners' Association is very interested in enforcing the rules and regulations of the complex. All unit owners and their guests (including any renters) must adhere to and follow the rules and regulations of the Association.

And finally, since Indian Pointe doesn't have a relationship with an owner's guests or renters, we must hold the unit owner accountable for their guests' (and renters") behavior. That means that any violations of the rules and regulations by a guest or renter are considered violations by the owner of that unit. If there is a violation that warrants a fine, the unit owner will be responsible for those fines. It is important that owners understand that the Association is holding them accountable for the behavior of anyone in their unit, at all times. And it is the owner's responsibility to explain the rules of the Association to all of their guests (including their renters).

I've provided a list of some of the summertime rules and regulations below.

'Til next month,

Glen Goldstein  
President  
Indian Pointe Condo Owners' Association

## It's Summer Time, Do You Know Your Don'ts?

### REMINDERS

Violation of the following rules comes with warnings and/or fines. Fines will be paid by the unit owner regardless if the violators were the unit owner, their guests or their renters.

**1st violation - \$100.00, 2nd violation - \$250, 3rd violation \$500**

**DON'T** hang anything over the front or back railings. This includes towels, bathing suits, clothing, blankets, etc. (Flags, windsock, small bird feeders and planters are permitted).

**DON'T** bring glass bottles into any of the pool areas. (for situations involving broken glass at the pool, in addition to the fine, the cost of emptying and refilling the pool, which is required by law, will also be assessed to the unit owner. )

**DON'T** toss cigarettes over the deck railing. (in addition to the fine, the unit owner's name and unit number will be turned over to the local fire marshall for assessment of fines due to municipal code violations.)

**DON'T** throw mattresses, appliances, construction materials or furniture into the dumpster or put next to any dumpster. Disposal of

these items from your unit are your responsibility. (in addition to the fine, the cost of disposing of these items will be assessed to the unit owner.)

**DON'T** use charcoal grills on the decks or parking lots. (Charcoal cooking is only allowed in the charcoal grill provided in the common area).

**DON'T** have an open fire of any kind on your deck.

**DON'T** use propane grills on the front decks or parking lots. (Propane grills, used with caution, are currently allowed on back decks only).

**DON'T** exceed the occupancy allowance for your unit. The maximum number of adults allowed overnight in each unit is:

- 3 bedrooms - 8 adults
- 2 bedrooms with a loft - 8 adults
- 2 bedrooms - 6 adults
- 1 bedroom - 4 adults

Post in your unit for reference for guests and renters

## Personal Water Craft or Trailer at IP

If you own a PWC or Boat Trailer and you haven't contacted us, we need to hear from you.

Please send an email to [indpnt@socket.net](mailto:indpnt@socket.net) and identify your vehicle by providing a photo, registration number, ID and/or detailed description.

Don't delay... unclaimed vehicles risk being impounded and towed away.

## Owner "Meat and Greet" - Saturday, September 21

### 1st Annual

Saturday, September 21, 2019 marks the return of the Owner "Meat and Greet" to Indian Pointe. IP will provide the BBQ (see what we did there... that's the "meat" reference). You bring your favorite side dish to share. Oh, and it's also a BYOB.

This is a great opportunity to greet old friends and a chance to meet, er, meet your new neighbors.

### MORE INFORMATION TO COME

Mike Mabrey, from building 8, is one the few original owners at Indian Pointe and was part of those early owners' gatherings. Mike is now the Building 8 Board Representative so if you would like to help in any way, please contact him. His information, and all of the other building representatives contact information is below.

## Did You Know? Insurance

There are only a few insurance carriers who insure water front property. American Family has been Indian Pointe's Master Policy insurer for more than 12 years.

But **DID YOU KNOW** that if you, too, were insured by American Family and if there is ever a claim for a covered loss for both the building and your unit, American Family will waive your deductible.

This is just informational and should not be considered an endorsement by the community or by the Association.

## Calendar for June 2019

Pest Control in Buildings 1, 2, 3, 4, 5, 6 and all docks

June 16 - Happy Father's Day

June 21 - First Day of Summer

## For Sale or Rent

### Items for Sale

**2001 SeaDoo GTX PWC (Jet Ski)** - \$2,000. Call Sandy at 402-304-5506.

**1982 Sea Ray 270 Sundancer** - ONE OWNER  
T/228 H.P. V-8 Mercury I/O, OAL 28FT., 10 Ft. Beam Sleeping Area for 6,  
Fresh Water, Frig. 12V/110, Electric Stove, New paint on bottom in 2016,  
Rebuilt Port Drive and New Starboard Drive 2016. New Cover in 2017.  
\$4,995.00. Call Roger Stolle at 314-608-5686

### Dock Slips for Rent

**10 X 28:** Dock 1. Yearly rental. No lift. Call 636-699-2265 or 314-378-7700.

**10 X 32:** Dock 2. Call Robert Otte at 319-430-1043.

**11 X 32:** Dock 3: Call Jeff Seele at 314-971-3352.

**12 x 32:** Dock 3. Yearly rental of \$2,000. Call Eric Pautz at 607-857-5746.

**15 X 36:** Dock 3. Call Peter Otte at 319-961-1995.

**15 X 40:** Dock 5. Trade for a 10 x 30 slip and cash. Call Steve Hall at 515-238-4685.

**15 X 40:** Dock 5. Call Jeff Seele at 314-971-3352.

Looking for a nightly dock slip rental? Call Shelly Koopman at 712-299-5611.

### Units for Sale

### Unit 713 with Boat Slip and Lift

Turn Key - 2 bedroom furnished unit, recently painted, new ceiling fans, heating and cooling 5 years old, water heater, refrigerator, stove and microwave 4 years old, some new flooring, one bathroom recently updated. Great view of the channel from covered deck with a 10 x 28 boat slip with lift \$127,500.

Call Jill Krantz, RE/MAX Lake of the Ozarks, 573-434-1495 or email [Jill@krantzproperties.com](mailto:Jill@krantzproperties.com) for more info.

Got something you need to sell or rent and want to offer to your IP neighbors? Email us at [indpnt@socket.net](mailto:indpnt@socket.net). We'll put it in next month's newsletter.

## Important Contact Information - Who to Call

Our 156 unit community is self managed by the Board of Directors with a professional back office/accounting team and a full time outside maintenance manager.

step  
1

**For questions or comments concerning your unit/building/complex, navigating the rules and regulations or wanting to make changes to your unit or dock start by contacting the rep for your building.**

<u>Building</u>	<u>Board Member</u>	<u>Phone</u>	<u>Email</u>
1	Roger Stolle	314-608-5686	stollero@hotmai.com
2	Dena Mast	319-795-0830	sjmast@mchsi.com
3	Jerry Brewer	913-333-2169	lakejb888@gmail.com
4	Jeff Seele	314-971-3352	seelejeff@aol.com
5	Don Couche	941-993-2548	dcouche@yahoo.com
6	Rich Brewer	636-578-8736	rbevette@msn.com
7	Glen Goldstein	314-435-0615	glen@glengoldstein.com
8	Mike Mabrey	314-504-3198	mabrey11@gmail.com
9	Kate McIntire	660-3419144	mcintir1@swbell.net
10	Bob Cassout	314-852-2565	bob.cassout@gmail.com
At Large	John Stern	402-740-1162	cynsprince@gmail.com

step  
2

**For question about your assessments, accounting issues or anything office related please contact Kim at Wilson Toellner, CPA.**

Kim Austin

Phone: 660.851.2463

Email: [kim@wtcpa.com](mailto:kim@wtcpa.com)

step  
3

**For water leaks or other dangerous situations, please contact Maintenance.**

Phone: 573-348-4155

# Indian Pointe Condominiums

PO Box 280

Lake Ozark, MO 65049

660.851.2463

Email: [indpnt@socket.net](mailto:indpnt@socket.net)

Web: [indianpointeloz.com](http://indianpointeloz.com)

[Email Website](#)