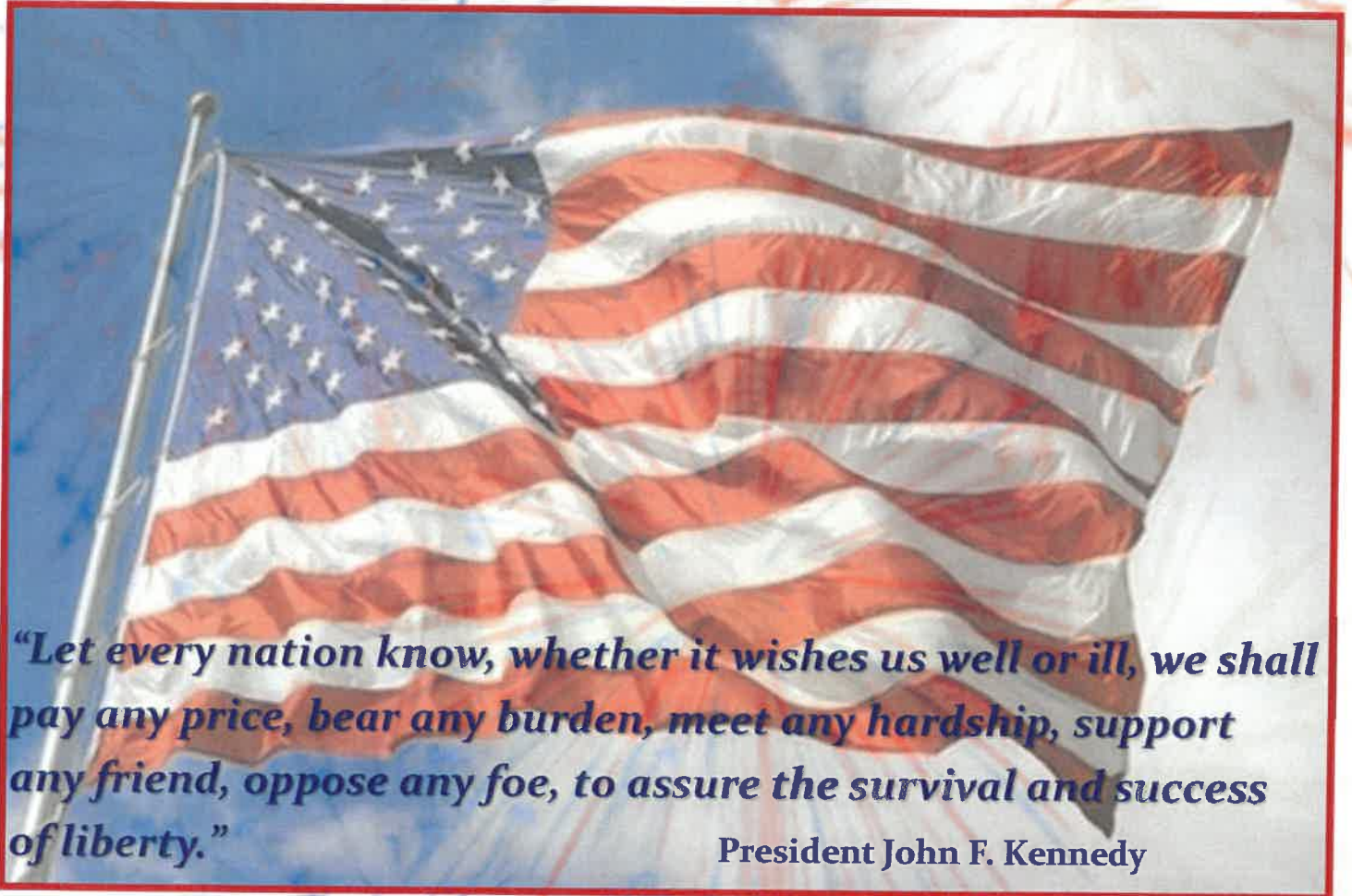




**INDIAN
POINTE**
CONDOMINIUMS

JULY 2020



“Let every nation know, whether it wishes us well or ill, we shall pay any price, bear any burden, meet any hardship, support any friend, oppose any foe, to assure the survival and success of liberty.”

President John F. Kennedy

SAVE THE DATE

Owner “Meat and Greet” – Saturday, September 19, 2020

This will be a great opportunity to renew friendships and welcome those who purchased a condo at Indian Pointe during the past year.

Stay tuned for more details!

COMMUNITY NOTES



For the last several months, the Board has met via Zoom and in person, they have shared many emails and phone calls throughout the pandemic; discussing the impact and stress the virus has caused on the community. We have enjoyed getting to know many of you better through emails and Zoom meetings, and we do hear your concerns. We thank all of you who have communicated with us.

At this time, all three pools are open under COVID restrictions. The parking lot replacement project is underway, the survey and engineering work is being finalized, and we will be receiving the engineering recommendations very soon. We look forward to keeping you updated on the progress of this project.

Some dangerous asphalt sections have been repaired in the interim, certain staircases will be getting rebuilt to make them safer, and several marina repairs have been made. New signage throughout the complex will be erected soon, and the Board of Directors are currently in the process of finalizing an amended version of the Rules and Regulations that were last updated May 1, 2015.

Have a happy and safe Fourth of July and rest of the summer season and, **THANK YOU ALL FOR YOUR PATIENCE AND SUPPORT!**

Bob Cassout, President

Jeff Seele, Vice President

Indian Pointe Condominium Association Board of Directors

BOARD OF DIRECTORS MEETING

The next regular meeting of the Indian Pointe Condominium Owners Association Board will be held on Saturday, July 18, 2020 at 8:30 a.m. The Indian Pointe Marina Association will meet directly following the Condominium meeting. The meetings will be held via Zoom.

Location:

Missouri Association Management, LLC.
2121 Bagnell Dam Blvd.
Lake Ozark, MO. 65049

If you choose to attend the meeting via Zoom, please download the zoom application, follow the instructions and request an invitation via e-mail to: dmiller@mam-llc.com

In order to aid in conducting this meeting in a controlled manner, the Board requests that if owners have specific questions, please submit questions in writing, in advance of the meeting, and the Board will respond to these questions during the Owner Questions and Comments portion of the meeting. Please submit your questions to Della Miller at dmiller@mam-llc.com

For those owners who choose to observe the meeting via Zoom, each owner will be given 3 minutes to address the Board directly.



COMMUNITY NOTES

Welcome

Please help us give a warm welcome to our new Indian Pointe Owners

**Travis & Hannah Randolph - Unit 144
Robert & Branham Buffington - Unit 941**

SUMMER SECURITY

Recently the Board of Directors made a decision to contract with off-duty Camden County Sheriff's Office deputies, to provide preventative security services to Indian Pointe during overnight hours on weekends and holidays from June 26, 2020 through August 1, 2020. There's a few days Camden County couldn't cover with off-duty officers; however, those dates will be filled by the Camden County Police Academy. These services will help reduce trespassing, noise complaints and other covenant violations during the overnight hours.

Please contact Della Miller at 573-216-0827 or dmiller@mam-llc.com should you have any questions or concerns or, if you feel something needs to be reported.

OWNERS DIRECTORY

The Indian Pointe Owners Directory will be made available on August 1, 2020. Unit owner name, Unit number, address and telephone numbers will be published. **If you wish to Opt-Out from our directory, please e-mail: dmiller@mam-llc.com, no later than July 17, 2020.**

RULES AND REGULATIONS

Please remember Rules and Regulations apply to everyone. Owners are responsible for the actions of anyone residing in their unit.

The Board of Directors is in the process of updating the Rules and Regulations of the Condominium Owners Association, Inc. and Marina Association, Inc.; which were last updated May 1, 2015. Amendments will specifically relate to the new regulatory requirements of the Fire District, Ameren MO and other governmental agencies, such as insurance requirements, maximum number in a unit and dock requirements. Please stay tuned, the new Rules and Regulations will be communicated to you very soon.



COMMUNITY NOTES

THIRD QUARTER ASSESSMENTS

The 3rd quarter Assessments have been sent out and are due. Please be sure to pay on time.

SPECIAL ASSESSMENT

The Special Assessment will be due on August 1st.

"Thank You!" to all of you who have already sent in your assessment payment. We are certainly off to a great start, *thanks to you!*

If you have any questions about your assessments, please contact Wilson, Toellner & Associates at 660-851-2463.

PLEASE PICK UP AFTER YOUR PET

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, you're liable to step on such reminder!

When walking your dog, remember to immediately clean up after your pet. Take along a baggie with you to pick up waste with and then dispose of it properly. The complex has a couple dog waste bag sites on property.

By taking a few steps to clean up after your pet, you can contribute not only to the beautification to the complex, but also toward alleviating one of most irritating nuisances in the complex.

Thank you for your consideration!



NO FIREWORKS ALLOWED



Fireworks are not allowed to be discharged on the property at any time. However, for many years, Indian Pointe owners have enjoyed a professional firework display that a private homeowner in the cove, outside of the Indian Pointe complex, hosts. This year their display will be on July 3rd. There will be several other professional displays in the lake area, for a full list of professional displays, visit the calendar on www.lakeexpo.com.

***Please remember to be safe and
practice social distancing!***



COMMUNITY NOTES

QUIET HOURS

Please respect quiet hours from 10:01 p.m. to 7:00 a.m. These are the Quiet Hours set by the City of Osage Beach Ordinance.

MARINA MODIFICATIONS

All modifications to dock and slips, including installation of boat lifts, slip in-fill, etc. must obtain prior written approval. The Architectural Review form is on the website, the same form is used for all modifications.

The swim ladder on dock 3 and dock 5 have been installed by owners and marina owners are allowed to use. However, please pull the ladders out of the water when not in use to prevent algae from growing on it. This type of build-up can make the steps slippery.



MARINA

Thank you to all of you who made the necessary repairs to your slip by replacing the side boards.

Dock Trash: Please do not leave trash receptacles or trash on the docks which attract Raccoons and other critters.

STRUCTURAL MODIFICATIONS

Please remember any modification you make to the inside or outside of a unit, including the lakeside deck, must have prior written approval, such as, but not limited to windows, doors, deck beams, awnings, deck ceiling, flooring, changing wall, remodeling, rerouting plumbing, etc. The Architectural Review application can be found on the website.



NO TOWELS OVER DECK RAILING

Hanging items (towels, clothes, laundry, rafts, etc.) over your deck railings is not allowed. Clotheslines are also prohibited.

COMMUNITY NOTES



Volunteerism

*Volunteerism is how Community Associations Thrive,
The importance of volunteerism can't be overstated.*

**The Association is seeking a volunteer to fill a vacant Board position for Building 7, this position will expire 2022.
If you are interested, please contact Della Miller at 573-552-8334
or dmiller@mam-llc.com**

THANK YOU,

**Thank you, Sandy Schindler for planting the beautiful flowers
around the Clubhouse**



ASSOCIATION WEBSITE: indianpointeloz.com

Login: indianpointe

Password: condos20!

Owners can find useful and important information about the complex on the website including, but not limited to:

Board & Annual Meeting Minutes
Rules & Regulations
Reserve Study Information

Governing Documents
Budget



PHOTO COURTESY OF BARB SEELE



POOL 1



POOL 2



POOL 3



DECK REINFORCED FOR SAFETY—POOL 2



DECK REINFORCED FOR SAFETY—POOL 3



BEFORE



AFTER

SURVEYING



PARKING LOT SAFETY REPAIRS



PARKING LOT SAFETY REPAIRS



OWNER MARKETPLACE



**If you wish to advertise in this section, please submit your ad to:
dmiller@mam-llc.com by the 15th of the month, prior to the upcoming newsletter.**

DOCK SLIPS FOR RENT

15'x36' – Call Pete: 319-961-1995

Dock 1 – 10'x28' – yearly rental. Call Bob: 636-699-2265 or 314-378-7700

Dock 2 – Slip 9 11'x32'. Nightly rental or summer rental. Call Shelley Koopman: 712-299-5611

Dock 3 – Slip 15 10'x28'. Nightly, weekly, monthly or summer rental. Text Rita: 323-877-3429

Dock 4 – 16'x48' prime cruise slip (largest in the Marina) available for yearly rental. Call Jeff Seele: 314-971-3352

Dock 4 – 10'x28' slip available for yearly rental. Call Jeff Seele: 314-971-3352

Looking for a nightly dock slip rental for your guests. Call Jeff Seele: 314-971-3352

PWC SLIP

Indian Pointe has PWC drive-on slip's available. For information, please contact Della Miller at 573-552-8334 or dmiller@mam-llc.com

UNITS AVAILABLE FOR NIGHTLY RENTAL

2 bedroom, 2 bathroom – Sleeps 5

Contact Jeff Seele: 314-971-3352

2-bedroom, 2 bathroom – Sleeps 6

Contact Shelley Koopman: 712-299-5611

Board of Directors—Building Representatives



Building 1:
Roger Stolle
stolleroger@hotmail.com



Building 2:
Dena Mast
dmastip@gmail.com



Building 3:
Jerry Brewer
jbrewerip@gmail.com



Building 4:
Jeff Seele
jseeleip@gmail.com
Vice-President



Building 5:
Don Couche
dcoucheip@gmail.com



Building 6:
Alan Messick
amessickip@gmail.com
Secretary



Building 8:
Mike Mabrey
mabrey11@gmail.com



Building 9:
Robert Otte
rotteip@gmail.com



Building 10:
Bob Cassout
bcassoutip@gmail.com
President & Treasurer



At Large:
John Stern
jsternip@gmail.com

For questions concerning the Association's operation of facilities:
Missouri Association Management, LLC.
Della Miller, CMCA, AMS, PCAM
573-552-8334
E-mail: dmiller@mam-llc.com

For questions regarding Assessments, billing and other financial questions:
Wilson, Toellner & Associates, CPA, LLC
Kim Austin
660-851-2463
E-mail: kim@wtcpa.com

Emergency Maintenance – After Hours
573-480-0163

Visit us on-line at:
indianpointeloz.com