



Anchor Point Condominium Owners Association

October 2012 Newsletter

Annual Anchor Point Membership Meeting:

**The Annual Membership meeting is scheduled for:
Saturday; November 3rd at 7:00pm. In the Kimberling City.
Look for a Meeting Packet in the mail about 2 weeks before the meeting.
Minutes will be sent out after the meeting.**

Hope to see you there !!!

Can't attend, fill out an APCOA Proxy Form and Get Represented !!!

Need a Proxy Form, please contact Ann George.

Everett Isaacs – New Member of the Board of Managers

We are pleased to announce that Everett Isaacs will be the new APCOA Board Manager. Everett will replace Don Gish whose term will expire at the APCOA Annual Meeting on November 3rd. Everett submitted his Application for Board Manager in August and with no other applications being received, will begin his 3 year term at the APCOA Annual Meeting.

Thank you, Everett, for your willingness to serve and your commitment to the APCOA.

Opening Anchor's Point:

With this newsletter the opening and Occupancy of Anchor's Point is The units only to be open initially are the lake front time shares and condos. The interior time shares and hotel will not be open. The Kimberling Inn front office, the lakeside pool, and a 20 slip boat dock will be available. We will continue to update you through our Recovery Updates.

Be sure to coordinate your unit rebuild with Linda Davis, Owner Coordinator at KBC. She needs to know your interior selections.

Quarterly Maintenance Fees:

As you have probably noticed on your Quarterly Statement, the Maintenance Fee for the 4th Quarter remains reduced at 50% of regular unit rate. Although expenses for such services as cable and telephones will again be charged, the board feels that the balances on hand will cover the anticipated expenses.

Waste Treatment Plant

At the August 16, 2011 Kimberling City Board of Alderman Meeting, the board approved a project designed to reduce the odor generated at the Waste Treatment Plant. The project recommended is to slop the currently flat Influent Basin floor. Per Mr. Travis Tucker, Director of Public Works for Kimberling City, the project would begin in late August to drain and clean the basin and begin the preparation for pouring the new sloped floor. We appreciate the efforts of the city to improve the situation with the Waste Treatment Plant and will continue to work with them in addressing the issues of odor, noise, and view.

Survey Results

Thanks for your response to the July 2011 Survey. We had a 66% response rate from all owners. The results of the July 2011 Survey were mailed in the September Newsletter.

There was overwhelming support for the APCOA to investigate wireless Internet access for owners and guests and the development of a web site to improve communications. As we investigate these services and determine costs, this information will be distributed to all owners.

There were also questions about the APCOA insurance as well as some insurance claims by owners this year. The APCOA insures only the structure and common grounds of the Anchor's Point area. Specific association coverage is defined in the by-laws. Personal property in the unit is not covered by the association insurance coverage. The association also maintains a \$10,000.00 deductible. Most insurance companies will provide Condominium insurance to cover personal contents and may offer a rider to cover the association deductible as may be assigned to a unit owner as well. We encourage owners to secure insurance for their unit(s).

We appreciate all of the comments submitted and will address many of them at the Annual Owners Meeting.

Contact Information:

We would welcome your ideas, suggestions, and comments about what you would like to see in the Quarterly Newsletter. So if there is a topic you would like to hear about, information you would like to know, something to contribute, or direct a comment to your Board of Managers, please contact Ann George.

All correspondence to the Board of Managers or any APCOA business should be directed to:

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Board of Mangers:

Ray Loehr President
Ed Bistline Vice-President
Donald Gish Treasure