

Four Seasons Condominium Association Newsletter

August 2015



July 13, 2014 Board meeting was called to order by President Raymond Kosten.

Board members present: Raymond Kosten – President
Jonathan Lacko – Vice President
Donna Atkinson-Law – Secretary
Boby Townsend – Treasurer
Mark Summers – Director

Minutes of the June 10, 2015 Board meeting were reviewed and approved.

Doggie Stations Styles and costs of black doggie waste stations were obtained. The Board unanimously approved the purchase of four doggie waste stations to be placed on the property.

Entrance signs Updated entrance signs made of black Corian with gold lettering were priced with three vendors. The Board unanimously approved the purchase of new signs for both St. Andrews and Balfour to replace the old wood lettering. Cost, installed for both is \$2,298.00.

Electrical Meter Packs These are the metal columns located on each building to house residents' electrical meters, as well as, the main breakers. For several years the old stations have been replaced a building at a time by Palmer Electric. An updated bid was sought for replacement of the remaining 10 buildings. Motion was made and approved to complete this update with funds from the electrical reserve account.

Welcome Michael Alamo – our new on-site manager

Michael Alamo of Sentry Management, has taken over the on-site management of Four Seasons. He is an experienced Association Manager who relocated to Central Florida from the southeast part of the State two years ago. Michael previously managed a 328 unit condominium and his background includes experience in real estate and the mortgage industry as well.

Barbara Rights has left to attend some personal business both here and abroad.

Office hours remain Monday – Friday 9 a.m. to 5 p.m.

BOARD OF DIRECTORS
Raymond Kosten, President; Jonathan Lacko, Vice President;
Boby Townsend, Treasurer; Donna Atkinson-Law, Secretary; Mark Summers, Director
Michael Alamo, Property Manager, 407-671-5559
www.fourseasonswinterpark.com



If you or someone you know is thinking of buying or selling a home, please call me. I have over 15 years of experience and deliver spectacular service!

wprec.com
Winter Park Real Estate Co.
Jonathan Lacko
407-405-6612



JODIE LUTZ
REALTOR®
407-647-1211 Ext. 3624
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407-628-1210 Fax
jodie.lutz@floridamoves.com
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COLDWELL BANKER **RE/MAX**
RESIDENTIAL REAL ESTATE
400 Park Ave. South, Suite 210
Winter Park, FL 32789

POLICE EMERGENCIES:

Police matters, such as after hour noise nuisances, roaming characters or suspicious noises **MUST** be reported to the City of Winter Police Department **FIRST** – the office should be informed **AFTERWARDS** to be informed of issues on property.

Winter Park Police: Emergency: 911 Non Emergency: 407-644-1313
Winter Park Fire Department: Emergency: 911

Please call and leave a message for the on-site office regarding observed and documented violations so follow up can occur on the next business day.



Summer time reminders

Pool reminders:

- ALL residents 16 and under must be accompanied by an adult.
- No glass or pets allowed within the fenced area.
- No toys permitted in the pool.

Pool hours are: Tennis Court Pool: dawn to 11:00 p.m.
West and clubhouse pool: dawn to dusk

Exterior clean up:

- ✓ NO ITEMS are to be placed outside your unit or screened-in personal space in the common areas, which includes:
 - Stoops
 - Steps
 - Bushes
- ✓ AND it includes items such as:
 - Flower pots
 - Screens
 - Decorative items
 - Flags, banners and signs (American flags are permitted with approval of location)

Resident items will be removed from the common areas

Newsletter Publications

Newsletters are available for review on the community website announcements at www.fourseasonswinterpark.com
A limited number of hardcopies will be available at the clubhouse.

For after hour maintenance emergencies
(Flood, water / sewer back ups, electrical)
Please call 407-646-9845
The following are NOT after hour emergencies:
Trash or dead animal in common areas
Lock outs – you should call a locksmith.

ARB CHANGE APPLICATIONS
MUST BE RECEIVED NOT LATER THAN THURSDAY OF THE WEEK PRIOR TO A SCHEDULED BOARD MEETING IN ORDER TO BE PLACED ON THE AGENDA FOR APPROVAL !!!!!
Please remember that **MOST** changes, both inside and on exterior, require board approval prior to work begin – always check with the office first!

August 2015

Board of Directors Meeting Wednesday August 12, 2015 - 6:00 pm at the on-site clubhouse

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2 <i>Please test your smoke detector</i>	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18 Bridge 12:45 pm	19	20	21	22
23/30	24/31	25	26	27	28	29

August 2015 Pest Treatment Schedule
1st Wednesday: Bldg. 100, 200, 300, 400
2nd Wednesday: Bldg. 500, 600, 700
3rd Wednesday, Bldg: 800, 900, 1000, 1100, 1200, 1300
4th Wednesday: Bldg. 1400, 1500, 1600, 1700, 1800
Outside perimeter of the building
(Please call to schedule inside treatments.)

Monthly smoke detector test at 10:30 am
1st Wednesday: Bldg. 300 & 400
2nd Wednesday: Bldg. 500 & 600
3rd Wednesday: Bldg. 700 & 2000
4th Wednesday: Bldg. 2200 & 2600

Guest Suite and Clubhouse Rentals
Please call for rentals in advance. Cost is \$50.63 per night for the Guest Unit. Deposit is a refundable \$25.00. The Clubhouse rental fee is \$42.60 per room and day. Deposit is a refundable \$100 if you leave it clean and in good condition.

CLASSIFIED DIRECTORY: Ads must be in the office by the 20th in order to be published the following month. Please see the Manager for rates. Commercial ads must be print ready on a CD or floppy. Four Seasons Condominium Association does not endorse any service or product advertised herein.