

Four Seasons Condominium Association Newsletter

July 2015



April 8th and May 13th, 2015 Board meetings were 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 March 11, 2015 and April 8, 2015 Board meeting were reviewed and approved.

Roofing for the clubhouse, 3300 and 2900 Buildings Per annual roof inspection report recommendations, costs and materials options were obtained for three buildings with three roofing companies. The Board moved and unanimously accepted Tip Top's bid to install a 20 year roof product for buildings 2900, 3300 and clubhouse at a cost of \$61,235.00.

Pressure washer The board approved the purchase of a second pressure washer.

1608 Association owned unit The Board reviewed and decided it was time to end the rental of unit 1608 and sell it during the stronger real estate market period. The board instructed the office to extend a written offer to Four Seasons owners, their friends and family first with an offer deadline of July 13, 2015. If the unit is not sold at deadline date, the unit will then be placed in multiple listing.

Laundry Room Gates:

Many residents complained of the limited laundry room hours. The laundry rooms have been fitted with locked gates **allowing residents 24 hour access**. The key, known to most as the pool key, now operates all locked resident areas.

Happy 4th of July to Everyone

The office will be closed Friday, July 3rd in observance thereof.

BOARD OF DIRECTORS

Raymond Kosten, President; Jonathan Lacko, Vice President;
Boby Townsend, Treasurer; Donna Atkinson-Law, Secretary; Mark Summers, Director
Barbara Rights, Property Manager, 407-671-5559

www.fourseasonswinterpark.com



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RESIDENTIAL REAL ESTATE
400 Park Ave. South, Suite 210
Winter Park, FL 32789

Operated by a subsidiary of NRT LLC

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:

Avoid water damage in your home and your neighbors home:

- Check and clean out your AC drain line at least once a month. You can run at least one gallon of hot water with white vinegar into the line or have a handyman blow it out. These lines often have slim build up inside and that will clog and cause the condensation water to back up onto your floors and possibly into the unit below when on the second floor.
- 2nd story balconies should have a concrete or tile sealant applied every 1 or 2 years, depending on the product used. You will also want to make sure there is a gap at the bottom screen tract to allow rain water to drain off the patio quickly. Flower pots should be placed on top of catch plates.

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.

Pool reminders:

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

- Glass, glass bottles and pets ARE NEVER permitted within the pool fence area.
- Food must be kept at least 5 feet away from the pool edge.
- All residents 16 and under MUST be accompanied by an adult.
- Resident are allowed up to 5 guests and MUST remain at the pool with their party.
- Toys are not permitted and residents should not take a large chaise into the pool so that ALL can enjoy the pool.

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!

July 2015

Board of Directors Meeting Monday July 13, 2015 - 6:00 pm at the on-site clubhouse

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

July 2015 Pest Treatment Schedule
1st Wednesday: Bldg. 1900, 2000, 2100, 2200
2nd Wednesday: Bldg. 2300, 2400, 2500, 2600, 2700
3rd Wednesday, Bldg: 2800, 2900, 3000, 3100, 3200, 3300
4th Wednesday: Bldg. 3400, 3500, 3600, 3700
Outside perimeter of the building
(Please call to schedule inside treatments.)

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.