

# FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

## BOARD OF DIRECTORS MEETING

### MINUTES

September 12, 2018

#### **CALL TO ORDER:**

The duly posted Board of Directors Meeting was called to order by Mark Summers at 6:02 pm. on Wednesday September 12, 2018 at 200 St. Andrews Blvd., Winter Park, Florida in the on-site Clubhouse.

**THOSE PRESENT:** Mark Summers, President  
Peter Szedlacsek, Vice President  
Boby Townsend, Treasurer  
Jill Duckworth, Secretary  
Joanna Hart, Sentry Management  
Patricia Rowe, Sentry Management

#### **MINUTES:**

Boby Townsend motioned to approve the August 15, 2018 Board of Directors meeting minutes. Jill Duckworth seconded. All in favor. Motion carried.

#### **TREASURES REPORT:**

The treasurer's report for August 2018 was read by Bobye Townsend.

#### **OPEN SESSION:**

Mark Summers informed residents that the plumbing project had been put on hold because a homeowner contacted the Orange County Environments regarding possible asbestos in the areas the plumbers are cutting into. He let them know the Board approved Universal Engineering to come out to collect samples for testing. We are waiting on the test reports.

Mark Summers talked to the residents regarding the clubhouse renovations which include putting in a fitness center in the Property Managers office and making the sitting area the new Manager's office.

Homeowner asked Board to consider making at least one pool heated in the winter. Mark Summers stated adding solar panels to a common element would require the 2/3 member vote. Ellen Heim who used to be on the Board stated that a previous Board looked at the documents to a to add solar panels and agreed that couldn't without the vote.

Property Manager informed the Board the temp from the agency was let go for a no call no show to work for two days. Agency will be sending out a new temp.

#### **OLD BUSINESS:**

Repair to 1306: Mark Summers approved emergency repair that was from a leak outside around two of the bedroom windows. General Construction of Orlando, Inc. removed the shingles to discover all the plywood around the window was rotted out. They had to remove all the rotted plywood, studs and felt paper. When they removed the studs one of

the window sills broke. They replaced all the plywood, studs, felt paper, the broken window sill and repaired the inside damaged drywall. The homeowner requested texture to be put on walls Mark said to have maintenance texture.

Jill Duckworth motioned to ratify the invoice from General Construction of Orlando Inc. for \$7,900.00. Bobye Townsend seconded. All in favor. Motioned carried.

Clubhouse Demo: General Construction of Orlando Inc. submitted an estimate for \$19,730.00 for the clubhouse renovation. The Board tabled this estimate and want a more specific estimate with better break down of the cost per item. Homeowner asked the Board do the homeowners get to vote on the revamp of the kitchen. Board said no.

## **NEW BUSINESS:**

Clubhouse Awning: Sunstate Awning submitted a proposal to replace the clubhouse awning for \$1,908.00 Property Manager stated the current awning has been up since 2007 and starting to look pretty bad. The letters "Four Seasons" have faded the trim is fraying and it leaks. It has lasted a long time and made it thru numerous hurricanes.

Peter Szedlacsek motioned to accept the proposal from Sunstate Awning to replace the clubhouse awning for \$1,908.00. Jill Duckworth seconded. All in favor. Motioned carried.

Gutters: General Construction of Orlando Inc. submitted a proposal to remove damaged gutters on buildings 2300 and 2800 and replace with new for \$1,890.00.

Jill Duckworth motioned to accept the proposal from General Construction of Orlando Inc. to replace the gutters on buildings 2300 and 2800 for \$1,890.00. Mark Summers seconded. All in favor. Motioned carried.

Concrete Removal Behind Building 2400: General Construction of Orlando Inc. submitted a proposal to remove concrete patio behind building 2400 for \$2,990.00.

Board discussed is this necessary to remove the slab. Board asked who is responsible for the removal. Joanna Hart stated it was installed for an elevator and when the homeowner moved out, they removed the elevator and should have removed the concrete slab at the homeowner's expense. Mark Summers stated he would call Neal McCulloh to ask if the Board is required to approve the removal. The Board tabled this proposal for now.

## **MANAGERS REPORT:**

Board reviewed the Manager's report prior to the meeting. Board had no questions at this time.

## **ADJOURNMENT:**

Mark Summers motioned to adjourn the Board of Directors meeting at 6:49 p.m.