

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

March 7, 2017

CALL TO ORDER:

The duly posted Board of Directors Meeting was called to order by Mark Summers at 6:0 pm. on Tuesday March 7th, 2017 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
Ellen Heim, Secretary
Jonathan Lacko, Director
Patricia Rowe, Sentry Management

MINUTES:

Boby Townsend motioned to approve the February 7, 2017 Board of Directors meeting minutes. Jonathan Lacko seconded. All in favor. Motion carried.

TREASURES REPORT:

The treasurer's report for January 2017 was read by Boby Townsend. February 2017 financials were not ready yet.

OPEN SESSION:

Residents requested the names of those in attendance at the front tables. Property Manager will make tent cards for everyone at the tables.

Two residents from the 3600 building talked to the Board regarding a tenant in 3609 not being registered with the office, using a fire pit in their fenced in area where flames were so high they were afraid they were going to catch the trees and had to call the police, playing loud music with vulgar language in it and a dead Christmas tree in the fenced in patio. Mark Summers told Property Manager to contact Attorney Neal McCulloh to discuss eviction possibilities for violating the Rules and Regulations of Four Seasons. Property Manager notified Board that a letter was sent to the homeowner and resident regarding the above violations. Tenant said no one is living in the unit other than the two on Intent to Lease Application and disposed of fire pit and Christmas tree. The two residents stated they would testify to the fact that they see a male person who is there all the time and living there who is not on record. The two residents wanted to know what the policy is for visitors at Four Seasons, do visitors need to be registered with the office and how long are visitors allowed to stay. The Board informed them there are no rules for visitors that say they need to be registered with the office or for how long they can stay at Four Seasons.

Residents stated the fleas are so bad on the property and when will the flea treatment be applied. Mark Summers told him that Massey recommended March/April to apply when rainy season starts. This year we have not had a cold spell to kill off the fleas.

OLD BUSINESS:

Mark Summers stated there is nothing new to report regarding the Cady Way Trail. Homeowner asked if there is any site plans to view and to make sure the City doesn't put manholes at our entrance and they use a quality fill.

Mark Summers motioned to accept the bid for \$200.00 from O & A Service, Inc. to remove Gum tree near the tennis court. Jonathan Lacko seconded. All in favor. Motion carried.

Jonathan Lacko motioned to accept the bid for \$450.00 from O & A Service, Inc. to remove the leaning Ligustrum tree and grind the stump on the side of the 3000 building if City Arborist recommends the removal. Bobye Townsend seconded. All in favor. Motion carried.

Jonathan Lacko motioned to accept the bid for \$350.00 from O & A Service, Inc. to remove the tree behind 3700 building and grind the stump if City Arborist recommends the removal. Bobye Townsend seconded. All in favor. Motion carried.

Jonathan Lacko motioned to accept the bid for \$300.00 from O & A Service, Inc. to remove the ferns and debris behind the 1700 building. Bobye Townsend seconded. All in favor. Motion carried.

Jonathan Lacko motioned to accept the bid for \$975.00 from O & A Service, Inc. to install 2 and ¼ pallets of sod at the rear of 1700. Bobye Townsend seconded. All in favor. Motion carried.

Jonathan Lacko motioned to have O & A Service, Inc. to trim back all the Crepe Myrtles trees which is included in their contract. Mark Summers seconded. Ellen Heim opposed. Motion carried.

ADA Parking: Resident at 1002 submitted in writing a request to the Board to have a handicap parking space placed at the first parking space at the side of the 900 building. Board request the resident resubmit with "reasonable accommodation" wording. Jonathan Lacko stated that is a tight parking area.

NEW BUSINESS:

Ellen Heim motioned to have unapproved minutes posted on the website and official community bulletin board. No second. Motion did not carry. Board members agreed to post approved minutes.

Board was asked about re-piping and it was discussed it will be a 3 year project once started. Property Manager to post in Newsletter and Website when having plumbing work done have the plumber turn off the main not the manifold as they tend to leak after being disturbed.

Homeowner asked if he could use the tennis court to teach and will have students sign a waiver not holding Four Seasons responsible. Board said no as the amenities are for the enjoyment of the residents only. Property Manager will confirm with attorney.

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 7:18.