

# FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

## BOARD OF DIRECTORS MEETING

### MINUTES

January 3, 2017

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

The duly posted Board of Directors Meeting was called to order by Mark Summers at 6:04 pm. on Tuesday January 3<sup>rd</sup>, 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:**

Mark Summers motioned to approve the December 14, 2016 Board of Directors meeting minutes. Jonathan Lacko seconded. All in favor. Motion carried.

#### **TREASURES REPORT:**

The treasurer's report was the same as the previous month's meeting November 2016. December 2016 financials were not ready yet.

#### **OPEN SESSION:**

Mark Summers spoke to the residents in attendance that if the City of Winter Park intends to move forward with the Cady Way Trail it might be in the best interest of the homeowners of Four Seasons to incorporate with the City to get the best outcome for the community. Mark would like to have a closed meeting with Neal McCulloh to discuss the best way to move forward. Property Manager will call to schedule meeting for Tuesday January 10<sup>th</sup>, 2017 at 5 p.m.

Handicap Parking: Resident in building 700 would like the handicap spot between 700/1200 building moved down closer to his unit 701. He stated nobody uses the spot where it is located now. Property Manager to look into if the Four Seasons has to comply with "ADA" guidelines being it is private property. What is the distribution requirements if any for parking spaces. Let resident at 701 know it is under Board consideration.

#### **OLD BUSINESS:**

Mark Summers motioned to accept the bid for \$850.00 from O & A Service, Inc. to remove "cactus-like" plants near the tennis court & side of 2300 building and grind stumps. Jonathon Lacko seconded. All in favor. Motion carried.

Jonathon Lacko motioned to accept the bid for \$80.00 from O & A Service, Inc. to remove dead half of ligustrum tree behind the 2400 building. Mark Summers seconded. All in favor. Motion carried.

Mold Remediation: Board asked homeowner of 1701 for her preference of companies to do the mold remediation. Homeowner would like to use A + Integrity Restoration, Inc.

Mark Summers motioned to accept the bid for \$595.46 from A + Integrity Restoration, Inc. for Associations portion of the mold remediation for unit 1701. Bobby Townsend seconded. All in favor. Motion carried.

### **NEW BUSINESS:**

Flea Treatment: Board received two bids one from Massey for \$750 and one from O & A Landscaping for \$2340. Both bids do not guarantee the treatment. There was a discussion on how effective treatment the treatment will be. Residents would like to at least try and if does not work then would not ask for again. Board discussed if we had a hard freeze would kill them as well.

Mark Summers motioned to accept the bid for \$750 from Massey subject to Massey's recommendation as to when to do the treatment; now or in the spring. Jonathon Lacko seconded. All in favor. Motion carried.

Critter Control: Board reviewed bid for \$425.95 from Critter Control to trap opossums located near the tennis court in the cactus-plants. Board putting on hold till after the plants are removed and we see if there still is a problem with the opossums.

### **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 6:52.