

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

April 4, 2017

CALL TO ORDER:

The duly posted Board of Directors Meeting was called to order by Mark Summers at 6:00 pm. on Tuesday April 4, 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
Joanna Hart, Sentry Management
Patricia Rowe, Sentry Management

MINUTES:

Boby Townsend motioned to approve the March 7, 2017 Board of Directors meeting minutes with the correction of the approval to trim the Crape Myrtles Ellen Heim opposed. Jonathan Lacko seconded. All in favor. Motion carried.

TREASURES REPORT:

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

OPEN SESSION:

Ellen Heim asked if residents were notified that the flea treatment was put down. Property Manager replied they were not because Massey stated was not harmful to pets.

Resident from the 200 bldg. stated to Board the speed bump between 400 bldg. and clubhouse heading towards the St. Andrews Blvd is steep and every time a truck goes over it there is a loud bang. Requests when we pave the roads we install a smaller speed bump. Board members discussed it was installed to slow vehicles down as they were flying into the community. Joanna Hart stated that we could look into not necessarily smaller but more tapered so as to still slow vehicles down but more gradual.

Boby Clark with the Neighborhood Watch reported she witnessed a young man climb and jump the wall at the end of Balfour Drive and that the fence at the end of Balfour Drive was repaired but was still not attached to the wall at neighboring condominium Winter Park Point. Mark Summers and Property Manager will bring it to the City's attention at our next meeting with them while discussing the Cady Way Trail. Bobye Clark stated this would be her last meeting as she will be leaving for the summer she requests that all residents keep an eye out for suspicious acting in the community.

Resident from the 3600 building asked the Board for an update on the tenants at 3609 and wanted to give the Board written statements regarding them. Mark Summers informed him that the Attorney will be sending a letter to the homeowner and resident that per our documents leases need to be approved the residents lease is expired we will not be approving a new lease which makes any lease they have void. Mark Summers stated homeowners leases need to have a provision in them stating all lease renewals need to be approved.

Resident asked if the Board or Property Manager was given a Police report from the incident that happened in February at the 2700 building. Property Manager informed them did not receive any report but will contact the Police to see if there is one on record.

Resident complained of a resident at 2702 (believed to be homeowner's grandson) reviving his vehicle when leaving the community. Board stated that we cannot control how people drive. Property Manager will see who is on record of living there.

OLD BUSINESS:

Mark Summers discussed Century Link offered a reasonable solution to move their box in the fenced patio at 3607 by splicing the lines and moving it outside the fence and capping off the lines inside the fence at no cost to the homeowner or the Association. Mark Summers motioned to accept the reasonable solution from Century Link. Jonathan Lacko seconded. All in favor. Motion carried.

Mark Summers stated there is nothing new to report regarding the Cady Way Trail.

Board discussed Landscape contract renewal with O & A Landscape, Inc. The new contract does not include trimming the Palm trees as they did not realize in the previous contract we have 107 palm trees total. It will still include trimming the Crepe Myrtles. Property Manager stated this should have been in new business.

Mark Summers motioned to accept the Landscape contract renewal for \$51,600.00 annually from O & A Service, Inc. Jonathan Lacko seconded. All in favor. Motion carried.

At Board meeting on March 7, 2017 Board approved removal of two maple trees at 2600 & tennis court, Brazilian Pepper tree behind 3702 and leaning Ligustrum tree near the 3000 bldg. per City of Winter Park Arborist recommendation. The Arborist recommended all except the Ligustrum tree. He stated there is nothing wrong with it that it would be up to the Board if they chose to. Board chose to leave the Ligustrum.

Mark Summers motioned to grant homeowner at 1002 a handicap spot closet to them near the 900 bldg. after receiving a "reasonable accommodation" letter from the homeowner requesting the spot. Jonathan Lacko seconded. All in favor. Motion carried.

NEW BUSINESS:

Board discussed gutter clean outs before the rainy seasons starts. Property Manager gave board map of the community high lightening the bldgs. that have large trees around them.

Jonathan Lacko motioned to have Tip Top Roofing clean out the gutters at the bldgs. with the large trees for \$250 for the small bldgs. and \$350 for the larger bldgs. Bobye Townsend seconded. All in favor. Motion carried.

Lease approvals were discussed during open session. No further comments regarding lease approvals.

Ellen Heim discussed different options instead of sodding the area behind 1700. The Board had already approved installing the sod at the March 7, 2017 Board meeting.

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.

APPROVED