

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

May 2, 2017

CALL TO ORDER:

The duly posted Board of Directors Meeting was called to order by Mark Summers at 6:00 pm. on Tuesday May 2, 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 April 4, 2017 Board of Directors meeting minutes. Jonathan Lacko seconded. All in favor. Motion carried.

TREASURES REPORT:

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

OPEN SESSION:

Mark Summers informed the residents that the Mayor of Winter Park Steve Leary and representatives from City of Winter Park Public Works will be coming to Four Seasons at our next scheduled Board meeting. When the Board originally discussed this with the Mayor they discussed the Mayor coming at 5 p.m. before the meeting. The residents suggested having the Mayor come at 6 p.m. to allow residents to get home from work and have the Board meeting directly after. Property Manager will call Mayor's office to confirm the time change.

Residents from the 3600 building asked for an update on the removal of tenants at 3609. Property Manager stated that the homeowners and residents were notified by the Attorney that the lease renewal not being removed. At that time the residents were informed the Board would not discuss this matter any further as it was with the Attorney.

Residents asked about the plumbing project. The Board informed them the re-piping of the buildings is projected to start the end of 2017/beginning of 2018 and will approximately be a 3 year project.

OLD BUSINESS:

Landscaping: The Tree Permit to remove the 3 dead Maple trees & Brazilian Pepper tree required we replant 3 trees with 3" caliper or 6 trees with 2" caliper from the City of Winter Park desired trees. O & A Landscaping provided prices for Magnolia Little Gems 3" caliper 100 gallon \$900 & 2" caliper 45 gallon \$370, Eagleston Holly 3" caliper 65 gallon & 2" caliper 30 gallon \$210 \$550, Live Oak 3" caliper 100 gallon \$800 & 2" caliper 30 gallon \$220, 2" caliper 65 gallon Ligustrum \$450, 2' caliper Crepe Myrtles 30 gallon \$250.

Mark Summers motioned to install 1-3" caliper Live Oak and 2-3" caliper Magnolia Little Gems on property where the landscaper recommends. Jonathan Lacko seconded. All in favor. Motion carried.

NEW BUSINESS:

Laundry Machines: CSC Service Works submitted 2 proposal for new washer and dryers. One for coin operated and one for ESD Smart Card Cash. The Board discussed the different options with the residents asking their preferences. Most liked the idea of the Smart Card but had some questions on how it worked. The proposals did not include how vending machine that would be placed in the laundry rooms would work; do they accept cash or credit cards. The Board tabled this. Property Manager to get more information on how the card system works and the difference in the commission what will that cost the Association.

Carpet Cleaning: Proposal from Carpet Valle to clean 12 buildings/32 hallways @ \$35 a hallway. Total \$1120.00.

Jonathan Lacko motioned to accept the bid from Carpet Valle for \$1120.00 to clean 12 buildings/32 hallways. Bobye Townsend seconded. All in favor. Motion carried.

Pool Furniture: Sunbrite Outdoor Furniture gave to proposals: (1) Strip, Re-Powder Coat & Re-Strap 2 Chaise Lounges for \$180, Strip, Re-Powder Coat & Re-Strap 14 Dining Chairs for \$980 with pick up & delivery \$50 for a total of \$1285.40. (2) Re-Strap Only 2 Chaises Lounges for \$130, Re-Strap Only 14 Dining Chairs for \$770 with pick up & delivery \$50 for a total of \$1008.50.

Jonathan Lacko motioned to accept to bid from Sunbrite Outdoor Furniture for \$1285.40 to Strip, Re-Powder Coat & Re-Strap 2 Chaise Lounges and 17 Dining Chairs with pickup & delivery. Bobye Townsend seconded. All in favor. Motion carried.

Banking: Joanna Hart discussed with the Board moving some of money from different bank accounts to consolidate which would help getting bank statement in a timelier manner which then would get financials done quicker. Union Bank now pays for surety bonds which allows balances over \$250,000 to be insured. Board agreed for Joanna to move the money.

Insurance: Phil Masi with Assured Partners of Florida who used to work for Brown and Brown Insurance at which time was Four Seasons agent contacted Patricia Rowe and Joanna Hart regarding acquiring the Four Seasons account at his new business. Joanna Hart told the Board she has known Phil for a long time and he is a very good agent. The Board discussed the switch but stated they have had no problems with Brown and Brown and at this time will remain with them.

Ellen Heim requested to the Property Manger not plant any new plants. Property Manager told the Board at this time no plants had been discussed to plant on the property as it has been so dry. She requested the landscapers start removing invasive plants on the property by digging them up not just pulling. Property Manager will talk to the landscaper as this could be at an addition price.

Ellen Heim requested Property Manger to look at steps at 2300 building that they have cracks in them.

Bobye Townsend stated since the landscapers removed the lower dead Palm fronds near the tennis court and bathrooms the whole area near the tennis court looks great.

Resident in 1400 building asked about painting the railings on the property. Property Manager informed the Board she is working on getting bids. Has one and needs two more to present to the Board.

Resident in 1400 building talked to the Board about damage to her unit from an upstairs unit and how to let residents know about checking certain items to make sure damage to other units doesn't happen. Some items Property Manager will include in next Newsletter are to check hot water pan, cleaning dryer vent, a/c line.

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 6:59.

APPROVED