

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

February 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 February 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 January 3, 2017 Board of Directors meeting minutes. Jonathan Lacko seconded. All in favor. Motion carried.

TREASURES REPORT:

The treasurer's report for December 2016 was read by Bobye Townsend. January 2017 financials were not ready yet.

OPEN SESSION:

Bobbie Clark notified the Board and attending residents the Annual Neighborhood Watch Meeting will be Thursday February 23, 2017 at 6 p.m. in the clubhouse. Jimmy Whitman from the City of Winter Park Police will be attending. Property Manager will put the date on the website.

Dumpsters: Residents complained the dumpsters are filling up and would like another dumpster on the property. Residents are dumping recyclable items including boxes that are not broken down. Another resident talked of a drop off site close to the Four Seasons for recyclable items and will provide to manager to post on website and laundry areas. The Board will try and extra pickup every week for a trial period at the dumpster near the 2900 building to see if these solves the overflow of the dumpsters.

Jonathan Lacko motioned to have Waste Pro start an extra pick up once a week at the dumpster near the 2900 building. Ellen Heim seconded. All in favor. Motion carried.

Resident informed attendees there is a Winter Park Community Exercise room and would like the information added to the website.

Resident requested a new nozzle for the hose at the car wash area.

Homeowner from the 2200 building suggested when paving the parking lot make the spots in front of that building smaller to provide more parking.

Mark Summers spoke to the residents in attendance that if the City of Winter Park intends to move forward with the Cady Way Trail. He has requested the other Board Members agree to have him represent the Board and Four Seasons at

a meeting with the City of Winter Park, Attorney Engineer and Neal McCulloh to get information on the plans for the Cady Way Trail which he will bring back to the Board.

Boby Townsend motioned to have Mark Summers met with the City of Winter Park Attorney, Engineer and Neal McCulloh to discuss the City's plans for the Cady Way Trail. Jonathon Lacko seconded. All in favor. Motion carried.

OLD BUSINESS:

Mark Summers motioned to accept the bid for \$935.00 from O & A Service, Inc. to install sod at the areas where the "cactus-like" plants near the tennis court & side of 2300 building were removed. Jonathon Lacko seconded. All in favor. Motion carried.

Mark Summers motioned to accept the bid for \$475.00 from O & A Service, Inc. to remove Maple tree in front of the 2600 building. Jonathan Lacko seconded. All in favor. Motion carried.

Mark Summers motioned to accept the bid for \$500.00 from O & A Service, Inc. to remove Maple tree in behind the 3500 building. Jonathan Lacko seconded. All in favor. Motion carried.

The bid to remove the Glue tree next to the tennis court for \$200 from O & A Landscape was tabled to the next meeting till the Board can see what the tree looks like. Property Manager will send the Board a picture of the tree.

Mark Summers ratified the previous bid of \$595.46 from A+ Integrity Restoration, Inc. for the mold remediation at 1701 to \$849.73 which included the drywall installation. Jonathan Lacko seconded. All in favor. Motion carried.

ADA Parking: Resident at 701 submitted in writing a request to the Board to move the handicap sign in between the 700 and 1200 building closer to his unit. He included photos that he took at various times showing nobody is parking in it where it is located. He understands moving the handicap sign does not provide him with exclusive rights to the spot. Board feels this is a reasonable request.

Boby Townsend motioned to move the handicap sign to the first parking spot in front of 701. Jonathon Lacko seconded. Ellen Heim opposed. Motion carried.

NEW BUSINESS:

The pump at the family pool was not working properly. Property Manager had Steve Young's Well Drilling, Inc. come out to look at. They stated needed a new Control Box and Pump Start Relay. Mark Summers approved bid.

Jonathan Lacko motioned to ratified invoice of \$1,214.00 from Steve Young's Well Drilling, Inc. for the install of new 7/5 Hp Control Box and Pump Start Relay at the family pool approved by Mark Summers. Bobye Townsend seconded. All in favor. Motion carried.

Homeowner at 203 notified the office after returning to their unit since the December the ceiling in the living room had collapsed onto the floor. Tip Top Roofing were unable to repair the roof damage and stated needed to be replaced.

Jonathan Lacko motioned to ratified invoice of \$17,579.00 from Tip-Top Roofing Co., Inc. to replace roof at the 200 building approved by Mark Summers. Bobye Townsend seconded. All in favor. Motion carried.

Have Arborist look at the tree behind 3702 which is damaging the fence and tree on the side of 3000 building that is leaning.

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 7:14.

APPROVED