

# FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

## BOARD OF DIRECTORS MEETING

### MINUTES

June 7, 2017

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

The duly posted Board of Directors Meeting was called to order by Mark Summers at 7:15 pm. on Tuesday June 7, 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 May 2, 2017 Board of Directors meeting minutes. Jonathan Lacko seconded. All in favor. Motion carried.

#### **TREASURES REPORT:**

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

#### **OPEN SESSION:**

Resident from unit 2706 addressed the Board about damage from a leak from the unit above and shouldn't the office have a key to enter the unit in an emergency. Property Manager informed the Board the owner lives out of the Country and the nephew resides in the unit. Property Manager had maintenance go over a turn off water to unit as no one was home. The nephew came to office after stating hot water had leaked and he had a plumber in and also an a/c technician to service the a/c unit. Property Manager continues to try and get insurance information from owner of 2708.

Resident in 3600 bldg. asked Property Manager if new people in 3610 filled out the paperwork to be there. Property Manager let them know letter had been sent to owner regarding this.

Resident said maybe should change the documents to simple majority and not 2/3rd to make changes to the documents. And that new homeowners must live in unit for a certain amount of time before renting.

Resident asked are there any rules on guest parking and how many cars are allowed. The Board informed the residents there are no rules regarding guest parking. The only assigned parking is the carports.

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. Also recommended is old pipes are to be left in the walls make sure plumbers caps them off so rodent's cannot get thru.

## **OLD BUSINESS:**

Landscaping: O & A Landscaping gave three proposals:

- (1) Rear of building 1700 were previously were going to install all sod recommends the one area installing 7-3 gallon Arbecola Shefferleas, 15 Stroemanthas and 30 Jasmine and mulch (these plants can tolerate the shaded area) for \$522.
- (2) Rear of building 1700 install a pallet of Floratam sod (this will be in full sun) for \$300.
- (3) Front entrance remove Bromeliads and install 10 more Jasmine for \$50.

Ellen Heims motioned to accept the three proposals from O & A Landscaping. Jonathan Lacko seconded. All in favor. Motion carried.

Laundry: CSC Service Works gave four proposals two for Coin operated and two for ESD Smart Card operated.

Coin Operated-with 22 New Speed Queen Quantum Top Load Coin Drop Washers set \$1.50, 1 New Crossover Front Loader washer 20lbs set @ @2.25, 24 (12 sets) New Speed Queen LP Gas Dryers set @ \$1.50 with options:

- (1) 10 years-Pay Association 43% Commission and Bonus of \$3,200.
- (2) 8 years-Pay Association 45% Commission and No Bonus.

ESD Smart Card Cash- with 22 New Speed Queen Quantum Top Load Coin Drop Washers set \$1.50, 1 New Crossover Front Loader washer 20lbs set @ @2.25, 24 (12 sets) New Speed Queen LP Gas Dryers set @ \$1.50, 3 new laundry signs, 1 ESD Sign, 316 laundry cards-1 per condo with no hook ups with options:

- (3) 10 years-Pay Association 30% Commission (estimated monthly at \$680 and Bonus \$2,000.
- (4) 10 Years-Pay Association 35% Commission (estimated monthly at \$793.28) and No Bonus.

Jonathan Lacko motioned to accept the proposal From CSC Service Works for the ESD Smart Card Cash machines with option 4 10 Years-Pay Association 35% Commission and No Bonus. Bobye Townsend seconded. All in favor. Motion carried.

## **NEW BUSINESS:**

Roofs: Tip Top Roofing gave two proposals to replace the roofs:

- (1) 600 building which has had numerous leaks for \$24,215.
- (2) 2400 building which Tip Top Roofing said is getting soft for \$11,404.

Jonathan Lacko motioned to accept both proposals the \$24,215 for the 600 building and the \$11,404 for the 2400 building subject to adding on the 2400 building proposal "Upon completion provide 15 year manufactures labor and material warranty". Bobye Townsend seconded. All in favor. Motion carried.

Clubhouse Remodel: Proposal from General Construction of Orlando Inc. was tabled to revise some of the proposal.

Insurance: Brown and Brown Insurance gave proposal for 2017/2018 insurance renewal with a premium of \$128,186.06 down \$2,612 from last year while lowering the Calendar Year Named Storm Deductible from 3% to 2%.

Jonathon Lacko motioned to accept the proposal from Brown and Brown Insurance. Bobye Townsend seconded. All in favor. Motion carried.

**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 8:15 pm.

APPROVED