

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

August 9, 2017

CALL TO ORDER:

The duly posted Board of Directors Meeting was called to order by Mark Summers at 6:07 pm. on Wednesday August 9, 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
Joanna Hart, Sentry Management
Patricia Rowe, Sentry Management

MINUTES:

Mark Summers motioned to approve the June 7, 2017 Board of Directors meeting minutes. Bobye Townsend seconded. All in favor. Motion carried.

TREASURES REPORT:

The treasurer's report for July 2017 was read by Bobye Townsend.

OPEN SESSION:

Mark Summers informed the residents in attendance there is still nothing more to report on the Cady Way Trail. Let them know the proposed pictures provided by the City were mailed out in July's Newsletter and are also on the Four Seasons Website. Some concerns were still voiced regarding security and will the City maintain the landscaping and irrigation.

Resident requests the Board change the Rules & Regulations policy regarding guests and how long they are allowed to stay.

Residents request Property Manager to put notice in next Newsletter that back in parking is against the Rules & Regulations.

OLD BUSINESS:

Clubhouse Renovation: Tabled until Board decides exactly what they want to do to get proper comparison bids.

Balcony Repair at Unit 3204: Board ratifying repair of the balcony at 3204 that was starting to separate from the building due to a previous leak.

Boby Townsend motioned to accept and ratify the estimate from General Construction of Orlando, Inc. for \$7,231.35. Mark Summers seconded. All in favor. Motion carried.

NEW BUSINESS:

CPA Engagement: Arrington & Company, P.A. sent engagement letter for 2017 audit. The fee remains the same as the previous year \$5000.00.

Boby Townsend motioned to accept Arrington & Company, P.A. engagement letter for 2017 audit. Peter Szedlacsek seconded. All in favor. Motion carried.

Clubhouse A/C: A/C Mechanix gave a proposal for \$1,150.00 to repair leak in copper tubing that connects the indoor a/c to the outdoor a/c. Ellen Heim suggested that we look to have it replaced. Property Manager to look into the age of the unit.

Peter Szedlacsek motioned to accept the proposal from A/C Mechanix for \$1,150.00 to repair the leak. Mark Summers seconded. All in favor. Motion carried.

Mulch: O & A Landscaping gave two proposals to mulch the property:

1. 450 cubic yards to mulch the entire property, front, sides, backs of building, all 3 swimming pools, all tree rings and the clubhouse for \$18,000.00.
2. 340 cubic yards to mulch the front and sides of the building, 3 swimming pools, all tree rings at the front and sides of the buildings and the clubhouse for \$13,600.00.

The Board discussed how we haven't mulched in two years. Bobye Townsend motioned to accept the proposal for 450 cubic yards to mulch the entire property, front, sides, backs of building, all 3 swimming pools, all tree rings and the clubhouse for \$18,000.00. Peter Szedlacsek seconded. All in favor. Motion carried.

Handrails: Received two proposals to prepare and repaint all the black metal railings at all 37 buildings, the clubhouse, and the 3 swimming pool fences.

1. General Construction of Orlando, Inc. proposal to prepare and repaint all the black metal railings at all 37 buildings, the clubhouse, and the 3 swimming pool fences per Sherwin Williams specifications is \$39,999.00.
2. Hartman & Sons Construction, Inc. proposal to prepare and repaint all the black metal railings at all 37 buildings, the clubhouse, and the 3 swimming pool fences per Sherwin Williams specifications is \$41,415.00.

Boby Townsend motioned to accept General Construction of Orlando, Inc. proposal to prepare and repaint all the black metal railings at all 37 buildings, the clubhouse, and the 3 swimming pool fences per Sherwin Williams specifications is \$39,999.00. Mark Summers 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 7:27 p.m.