

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

November 8, 2017

CALL TO ORDER:

The duly posted Board of Directors Meeting was called to order by Mark Summers at 6:00 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
Jill Duckworth, Secretary
Linda Denissen, Director
Joanna Hart, Sentry Management
Patricia Rowe, Sentry Management

MINUTES:

Mark Summers motioned to approve the August 9, 2017 Board of Directors meeting minutes. Bobye Townsend seconded. All in favor. Motion carried.

TREASURES REPORT:

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

OPEN SESSION:

Mark Summers introduced and welcomed the newest Board members Jill Duckworth and Linda Dennisen to the residents present.

Mark Summers informed the residents that the Board met and had a Budget Workshop and dues will remain the same.

Mark Summers recapped two big projects that will be starting up is the paving and re-plumbing. The reason for the re-piping is the current plumbing is near the end of its useful life and recommends having an engineer come look at the plumbing to properly get proposals. The paving project will be done in sections to give residents other places to park not too far from their buildings.

Mark Summers informed residents he had a meeting with the City of Winter Park representatives regarding the Cady Way Trail. The City states they will build the trail on their easements and are checking on their funds/grant. They are offering lifetime free maintenance of the trail. The fence/wall along St. Andrews Blvd remains to be determined.

Residents requesting the documents to be changed and to have a better way of communication with homeowners regarding projects, voting, projects etc. Linda Denissen stated she started a Four Seasons Facebook page.

Joanna Hart informed the Board and residents that Sentry Management offers a phone app and will get some information on it.

Homeowner requested a fan be installed in roof to remove particals in the air from the tar roof installed that she states has made her sick. The homeowner agreed that her being sick from the as she called it cheap China tar is no owns fault just an unfortunate circumstance. Homeowner stated she had a mold test and will send the results to the manager's office. Mark Summers asked her to put the request in writing.

Resident requested the clubhouse to have generator before the next hurricane season due to after Hurricane Irma the clubhouse had no power. Mark Summers also stated we will work on a hurricane checklist.

Resident Bobbie Clark, Neighborhood Watch Chairperson, reported she went to a Police Meeting regarding safety and has posted some security tips for women at the laundry rooms. The Police are offering a safety class on Thursday December 14th from 6-p.m. Property Manager will post the information on the website.

NEW BUSINESS:

Landscaping: O & A Landscaping provided twelve estimates:

1. Landscape removal along the front fence of building 1600 just leaving the Nandina plants and installing 500-1 gallon peanut grass to grow as a ground cover for \$2,900.00.
2. Removal of 8 dead Viburnums in front of the 1400 building and install with 8-7 gallon Viburnums for \$216.00.
3. Trim large Oak tree behind 1200 building that is over the roof for \$1,800.00
4. Removal of Bird of Paradise at front of 2600 building growing on the building for \$100.00.
5. Removal of 5 ligustrum trees in front of townhome buildings 3100 (3), 3600 (1) and 3700 (1) FOR \$350.00
6. Raise really low hanging tree limbs and dying Mexican Petunias in front of 2100 building and install sod for \$300.00
7. At the family pool remove existing Ligustrum hedges and replace with 6-7 gallon Viburnum for \$168.00. Remove dying Pittosporum and replace with 2-3 gallon Schefferlea Arbecolla to match current landscape for \$28.00 and install 34-1 gallon Mondu dwarf grass along the iron fence for \$187.00 and plant 35- 1 gallon ivy along the wall behind the 1300 building for \$192.50 for the total of \$575.50 for all.
8. Remove existing plants around the entire 3100 building and install new plants 41- 3 gallon Arbecolla Schefferleas, 24-7 gallon Viburnums, 2 Japanese Blueberries, 32 Mexican Petunias, 4-7 gallon Podocarpus, 35 Formosa Azaleas and a pallet of sod for \$4,098.00.
9. Remove existing plants around the entire 3200 building and install new plants 41- 3 gallon Arbecolla Schefferleas, 24-7 gallon Viburnums, 2 Japanese Blueberries, 32 Mexican Petunias, 4-7 gallon Podocarpus, 35 Formosa Azaleas and a pallet of sod for \$4,098.00.
10. Remove existing plants around the entire 33100 building and install new plants 41- 3 gallon Arbecolla Schefferleas, 24-7 gallon Viburnums, 2 Japanese Blueberries, 32 Mexican Petunias, 4-7 gallon Podocarpus, 35 Formosa Azaleas and a pallet of sod for \$4,098.00.
11. Remove 3 Ligustrum trees around tennis court swimming pool two which are damaging the iron fence and the third is dying for \$400.00
12. Trim 107 palms for \$25 each for a total of \$2,675.00

Jill Duckworth motioned to accept all twelve estimates from O & A Landscaping. Linda Denissen seconded. All in favor motion carried.

Carpet Cleaning: Carpet Valle gave a proposal to clean hallway carpets at 12 building/32 for \$1,120.00, clean clubhouse carpet for \$45.00, clean 2 sofas for \$120.00, and clean 4 large chairs for a total of \$1,365.00. Property Manager informed the Board they copied their last proposal when we were looking to get the furniture cleaned along with the carpet.

Linda Denissen motioned to accept the hallway and clubhouse carpet cleaning for \$1,165.00. Jill Duckworth seconded. All in favor. Motion carried.

Pool Valve: Seminole Pool Supply submitted an estimate replace two valves per pool pump room in three pump rooms for a total of \$7,836.00 (each pump room is \$2,612.00) this includes parts and labor.

Peter Szedlacsek asked if Property Manager know the product name as the prices seemed high. Board agreed to table this estimate till the next meeting to get some product information for the Board to view.

Sidewalk Repairs: General Construction of Orlando, Inc. gave a proposal to replace 296 square feet of raised sidewalks for \$9,890.00.

Boby Townsend motioned to accept the estimate to replace 296 sf of raised sidewalks for \$9,890.00. Mark Summers seconded. All in favor. Motion carried.

Balcony Repair: General Construction of Orlando, Inc. gave a proposal to replace damaged balcony pulling away from the building at 3205 for \$7,231.35. Board voted on this via email previously. Property Manager informed the Board this was a balcony repaired previously by Hartman & Sons Construction at which time they did not remove the damaged wood instead they scabbed it.

Boby Townsend motioned to ratify the approved proposal to replace the damaged balcony for \$7,231.35. Jill Duckworth seconded. Peter Szedlacsek and Linda Denissen approved. Mark Summers abstained. 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 7:24 p.m.