

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

December 13, 2017

CALL TO ORDER:

The duly posted Board of Directors Meeting was called to order by Mark Summers at 6:00 pm. on Wednesday December 13, 2017 at 200 St. Andrews Blvd., Winter Park, Florida in the on-site Clubhouse.

THOSE PRESENT: Mark Summers, President
Peter Szedlacsek, Vice President
Jill Duckworth, Secretary
Linda Denissen, Director
Joanna Hart, Sentry Management
Patricia Rowe, Sentry Management

MINUTES:

Jill Duckworth motioned to approve the November 8, 2017 Board of Directors meeting minutes. Linda Denissen seconded. All in favor. Motion carried.

TREASURES REPORT:

The treasurer's report for November 2017 was read by Joanna Hart.

OPEN SESSION:

Mark Summers discussed the need to attempt to change of the documents 2/3 quorum for voting approval. He has spoken with Neal McColluh who stated the normal homeowner's association quorum is 30%. The Board to authorize Mark Summers to talk with Neal McColluh to prepare an amendment to reduce the 2/3 requirement to 1/3 and then to make it a majority of that. The amendment should be simply worded for all members to understand.

Residents would like to amend the documents to require new homeowner's purchasing in the Four Seasons to have to live in the unit for two years before being allowed to rent to lower the resident/nonresident ratio.

Resident Bobbie Clark, Neighborhood Watch Chairperson, reported there is an upcoming Planning and Zoning meeting at which there will be some discussion about the Cady Way Bike Trail and the Mayflower off of Aloma Ave.

Mark Summers stated he spoke with Wayne (Butch) Margraf with the City of Winter Park and they are close to getting a proposal together to submit. Wayne stated the wall/fence will be built on the easement, it's about drainage not the bike path.

OLD BUSINESS:

Jill Duckworth showed the Board and residents some tile samples that her and Patricia Rowe picked out and gave a possible scenario of painted walls, cabinets with black counter tops. After further discussion among the Board Mark

Summers appointed Jill Duckworth, Linda Denissen and Patricia Rowe as the committee to continue to gather information for the clubhouse room renovation to bring back to the Board. Mark Summers to provide handyman contact to Patricia Rowe.

NEW BUSINESS:

Pool Valve: Seminole Pool Supply provided an estimate to replace the two butterfly valves per pump room for a total of six for \$7,836.00 with a one year manufacturer's warranty and a one year labor warranty.

Peter Szedlacsek motioned to accept the estimate from Seminole Pool Supply for \$7,836.00. Jill Duckworth seconded. All in favor. Motioned carried.

2018 Budget: Residents had some questions regarding the budget. Mark Summers told the residents this year there will enough money in the reserves to do the paving. We will also be starting the plumbing project and that is estimated three year project.

Jill Duckworth motioned to approve the 2018 Budget. Peter Szedlacsek seconded. All in favor. Motion carried.

Gutter Cleanout: Tip Top Roofing provided an estimate to clean the gutters out on 17 buildings for \$2,200.00.

Jill Duckworth motioned to accept the estimate from Tip Top Roofing for \$2,200.00. Mark Summers seconded. All in favor. Motion carried.

Irrigation: O & A Landscaping provided an estimate to revamp the irrigation at 1600, 1700, 3100, 3200 & 3300 for the new landscape installs for \$5,204.80.

Mark Summers motioned to accept the estimate from O & A Landscaping for \$5,204.80. Peter Szedlacsek seconded. All in favor. Motion carried.

Landscape: O & A Landscaping provided an estimate to remove existing plants around the tennis court pool and install 75 3-gallon viburnums, 75 3-gallon Schefferlea Arbcolas and St Augustine sod for \$2,850.00.

Peter Szedlacsek motioned to accept the estimate from O & A Landscaping for \$2,850.00. Jill Duckworth seconded. All in favor. Motion carried.

Tennis Court Awnings: Presented Board with awning replacements for the two awnings that were damaged in Hurricane Irma for \$495.00 each.

Jill Duckworth motioned to accept the estimate to replace the awnings for \$495.00 each plus taxes and shipping. Linda Denissen seconded. All in favor. Motion carried.

Resident submitted a letter stating a reasonable request to install a second handicap sign near the 100 and 200 buildings.

Mark Summers motioned to install a handicap sign near the 100 and 200 buildings. Jill Duckworth seconded. All in favor. Motion carried.

Peter Szedlacsek made suggestion to make copies of pictures of items Board is looking at so residents can view.

Board asked residents to leave for closed session meeting.

CLOSED SESSION:

Board discussed a lease approval.

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 8:00 p.m.

APPROVED