

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

February 14, 2018

CALL TO ORDER:

The duly posted Board of Directors Meeting was called to order by Mark Summers at 6:00 pm. on Wednesday February 14, 2018 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
Joanna Hart, Sentry Management
Patricia Rowe, Sentry Management

MINUTES:

Mark Summers motioned to approve the January 10, 2018 Board of Directors meeting minutes with the correction to remove Joanna Hart of Sentry Management from those present. Jill Duckworth seconded. All in favor. Motion carried.

TREASURES REPORT:

The treasurer's report for December 2017 was read by Bobye Townsend. Sentry Management was still working on January 2018 financials.

OPEN SESSION:

Mark Summers informed the residents we are getting current bids for the re-pipe of the units and for paving the roads.

Mark Summers stated he received an email regarding installing exercise room in the clubhouse. He stated it is a big attraction for the Four Seasons but it is a costly investment. The exercise room would have to accommodate all residents. There is concern about liability for the Association. Resident stated that possibly the Four Seasons could get a discounted rate negotiated with the new Wellness Center being built. Property Manager will reach out to Florida Hospital. Resident stated there is numerous exercise facilities close to the Four Seasons and would bring a calendar to the Property Manager to put in the laundry rooms and on the website.

Mark Summers stated he has no new news on the Cady Way Bike Path. The City's final plans are supposed to be ready tentatively by the summer of 2018.

Mark Summers stated that something to think about for the future is electric charging stations for vehicles. By 2022 Ford will have approximately 40 electric vehicles. If no spots to charge the vehicles could cause selling issues in the future.

Resident stated concerns when laundry card loader machine is not working. Patricia Rowe, Property Manager stated has a call into CSC to get a second laundry card loader machine. CSC turn around for servicing a machine is up to 3 business days. Patricia Rowe told them this is unacceptable when we only have the one machine.

Resident Bobbie Clark, Neighborhood Watch Chairperson, reported Jim Fitch is running against Steve Leary for City of Winter Park Mayor and the deadline to vote is March 16th.

OLD BUSINESS:

Document Amendment: Mark Summers informed the residents that Neal McCulloh prepared a letter to send out to the homeowner's explaining the need to amend the documents to change the voting rights from the 2/3 requirement to 1/3 and then to make it a majority of that. Mark Summers read the letter to the homeowners present. The homeowner's requested there be cover letter sent with the Attorney's letter that summarizes the letter so that the homeowner's can understand what we are trying to do. Board to continue this conversation at the end of the open Board meeting in a closed meeting.

Guest Suite A/C Repair: General Construction of Orlando, Inc. provided an estimate for \$1,400.00 to remove wall a/c, install new block, apply the faux brick texture to match existing, install drywall on the inside, apply tape and finish to match existing wall.

Jill Duckworth motioned to accept the estimate from General Construction of Orlando, Inc. for \$1,400.00. Mark Summers seconded. All in favor. Motion carried.

NEW BUSINESS:

Massey Containment/Sealant Bldg. 3200: Mark Summers approved an estimate from Massey for \$4,037.00 to seal roof vents and all possible areas of building 3200 where rats could gain access, and to trap rodents for two weeks in the attic access panels. This proposal came with a two year guarantee on all points sealed.

Boby Townsend motioned to ratify the estimate from Massey for \$4,037.00. Jill Duckworth seconded. All in favor. Motioned carried.

Window Repair/Replacement Bldg. 1600: General Construction of Orlando, Inc. provided an estimate for \$2,985.30 to remove and replace the two double common area windows at the 1600 bldg. One of the windows has a crack in it. Estimate includes repairing damage to walls surrounding the windows.

Jill Duckworth motioned to accept the estimate from General Construction of Orlando, Inc. for \$2,985.30 with the condition Property Manager gets another estimate from a window installer to compare. If that estimate is less than General Construction of Orlando, Inc. and includes the wall repair Board will revisit the motion. Peter Szedlacsek seconds. All in favor. Motioned carried.

Board asked residents to leave for closed session meeting.

CLOSED SESSION:

Board reviewed the letter from Neal McColluh regarding changing the documents and will work on changes of the letter to the homeowner's.

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 7:45 p.m.