

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

April 11, 2018

CALL TO ORDER:

The duly posted Board of Directors Meeting was called to order by Mark Summers at 6:00 pm. on Wednesday April 11, 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
Linda Denissen, Director
Joanna Hart, Sentry Management
Patricia Rowe, Sentry Management

MINUTES:

Boby Townsend motioned to approve the March 14, 2018 Board of Directors meeting minutes with the correction to change the call to order meeting month from January to March. Jill Duckworth seconded. All in favor. Motion carried.

TREASURES REPORT:

The treasurer's report for March 2018 was read by Bobye Townsend.

OPEN SESSION:

Resident spoke to the Board regarding the parking in front of her unit at the 2200 building. She requested that the Association put numbered spots or assign a spot to her for health reasons. She stated there as some residents that live in this building have more than one car and there are only seven parking spots making parking difficult and this is the only building that has this issue. Patricia Rowe informed the Board this building has twelve units and there would be no fair way to make numbered parking. Also stated that there are other buildings (100, 600, 1000, 100, 1500, 2400, 2900 and 3000) that have no parking in front of them. Mark Summers told her that she could put in a request in writing for a handicap spot but informed her it would be for any person that has a handicap sticker. She stated she does not have one. Mark Summers stated the parking is nothing new that the Association has change and that she purchased her unit with the parking in front of the building as is. Mark Summers stated to put on the next agenda after the Board receives her request.

Bobbie Clark, head of the Neighborhood Watch discussed handouts from the Neighborhood Watch Annual Meeting regarding identity theft, phone and internet scams. Patricia Rowe, Property Manager will post on web site and contact Winter Park Police to get more copies if residents would like them.

Patricia Rowe, Property Manager updated the residents the letter to amend the documents will be sent out next week by Sentry Management and that the proxies are good for 90 days

OLD BUSINESS:

Cady Way Trail: Mark Summers stated that he and Neal McCulloh are still working on provisions of the agreement the City's Attorney sent for the Cady Way Trail. He informed the residents that Wayne (Butch) Margraf, Traffic Manager of City of Winter Park, who we have been working with has retired.

Plumbing: There was two estimates to re-pipe the 100 building:

1. Bryan Plumbing for 1 bathroom unit \$1,500 x 8= \$12,000 at the 100 bldg.
2. All Pro Plumbing for 1 bathroom unit \$1,485.00 x 8=\$11,880.00.

Board discussed that Bryan Plumbing has been out at the Four Seasons for many years and are very familiar with the plumbing in the units.

Jill Duckworth motioned to accept the estimate from Bryan Plumbing for 1 bathroom unit \$1,500 x 8= \$12,000 at the 100 bldg. Peter Szedlacsek seconded. All in favor. Motion carried.

Paving: Universal Engineering submitted an estimate for \$11,295.00 to provide pavement evaluation which will include field exploration (25 pavement core samples), laboratory testing of the samples, engineering services to include evaluation of the samples providing a report for specs of the project and perform testing after the paving is completed to provide final report stating the paving work was done correctly.

Bobye Townsend motioned to accept the estimate from Universal Engineering for \$11,295.00. Peter Szedlacsek seconded. All in favor. Motion carried.

Clubhouse Pool Resurface: There were three estimates to resurface the clubhouse pool:

1. Seminole Pool Supply for \$38,162.50 with Diamond Brite finish,
2. White Sands Pool Plastering Company \$32,450.00 with pebble finish & \$29,785.00 with Premix Marbletite/Diamond Brite
3. Water's Edge Pools for \$25,414.00 Premix Diamond Brite/Quartz finish.

The Board discussed that White Sands Pool Plastering Company resurfaced the tennis court pool a few years ago and did a good job. Linda Denissen asked if White Sands Pool Plastering Company would increase the 5 year warranty to 7 years. Patricia Rowe will ask.

Jill Duckworth motioned to accept the estimate from White Sands Pool Plastering Company for \$29,785.00 with the Premix/Diamond Brite finish. Peter Szedlacsek seconded. All in favor. Motion carried.

NEW BUSINESS:

Pool Cleaning: Water Dogs Pool Company handed in the resignation affected April 30, 2018. There were three estimates for the monthly three times a week pool service to include test and add chemicals as needed to keep the ph, chlorine and alkalinity levels balanced:

1. Blue Horseshoe Pools Inc. for \$1,200.00 per month.
2. Seminole Pool Supply for \$1,200.00 per month.
3. Purdy Pool Service for \$1,600.00 per month.

Linda Denissen motioned to accept the proposal from Seminole Pool Supply for \$1,200.00 per month. Mark Summers seconded. All in favor. Motioned carried.

Clubhouse Landscaping: O & A Landscaping submitted a proposal to re-landscape the front of the clubhouse for \$7,685.00. The approval was tabled to allow Patricia Rowe to request O & A Landscaping to provide a site map showing how the new plants will look. Board prefers some azalea bushes instead of schefferlea trinnettes.

Collections: Sentry Management proposed adopting collection process as some homeowners were requested fees to be waived from their account after being 30 days late. The new process instead of the Intent to Lien process after 30 days late new policy would allow the 2nd late letter at 30 days delinquent at a fee of \$10.00 versus the \$107.20 Intent to Lien fee. Then proceed with the Intent to lien after 45/60 days.

Jill Duckworth motioned to adopt this new collection process. 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 7:07 p.m.

APPROVED