

**+FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.**

**BOARD OF DIRECTORS MEETING**

**MINUTES**

**May 9, 2018**

**CALL TO ORDER:**

The duly posted Board of Directors Meeting was called to order by Mark Summers at 6:01 pm. on Wednesday May 9, 2018 at 200 St. Andrews Blvd., Winter Park, Florida in the on-site Clubhouse.

**THOSE PRESENT:** Mark Summers, President  
Peter Szedlacsek, Vice President  
Boby Townsends, Treasurer  
Jill Duckworth, Secretary  
Linda Denissen, Director  
Patricia Rowe, Sentry Management

**MINUTES:**

Boby Townsends motioned to approve the April 11, 2018 Board of Directors meeting minutes. Jill Duckworth seconded. All in favor. Motion carried.

**TREASURES REPORT:**

The treasurer's report for April 2018 was read by Boby Townsends.

**OPEN SESSION:**

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. Mark let Patricia know they were to meet with Don Marcott from the City of Winter Park Monday morning at 10 a.m.

Parking on St. Andrews Blvd while baseball games are going on continues to be an issue. Recommended that they call the City of Winter Park non-emergency number especially if they are parked on the wrong side of the road.

Bobbie Clark, head of the Neighborhood Watch discussed the upcoming City Commission election. Carolyn Cooper is re-running for her position Todd Weaver is a new candidate that she met and feels he will be a good candidate to be on the Board. She asked the Board if they would like for her to set up a meet and greet at one of the future Board meetings for the residents to meet Todd and get to know what he plans to bring to the City Commission if he should win. The Board agreed that would be a good idea.

Some decision on handicap parking spaces and the need for more. Board informed the residents as a rule we follow the Fair House Act. If a residents requests a spot and has a handicap sticker the Board will have a handicap sign installed near the unit. But stated that anyone with a handicap sticker can use the spot it is not a reserved spot specifically for them. Question was asked if planned on installing a handicap ramp to laundry facilities. Property Manager will look into having at least one with a handicap ramp.

Resident wanted to know what is the procedure for residents keep their porches cleaned up and replacing damaged screens. Property Manager let her know violation letters get sent out to the homeowner and the resident (tenant) but the way the documents are written there is not much more we can do.

## **OLD BUSINESS:**

Clubhouse Landscaping: O & A Landscaping submitted a proposal to re-landscape and install irrigation to the front of the clubhouse for \$7,685.00. The estimate includes Viburnums, Red Dwarf Azaleas, Hibiscus, Crotons, Hawaiian Thais, Italian Cypress, Society Garlic St Augustine Flortam and mulch (digital picture was supplied).

Bobye Townsend motioned to accept the estimate from O & A Landscaping for \$7,685.00 to re-landscape the clubhouse. Peter Szedlacsek seconded. All in favor. Motion carried.

## **NEW BUSINESS:**

Tree Trimming: O & A Landscaping submitted a proposal for \$4,120.00 to trim trees hanging low and over gutters and to remove some damaged dying smaller trees. (map of highlighted trees and description was supplied).

Jill Duckworth motioned to accept the estimate from O & A Landscaping for \$4,120.00 for the tree trimming and removals. Bobye Townsend seconded. All in favor. Motion carried.

Mansard Repair: General Construction of Orlando, Inc. submitted a proposal for \$79,900.00 to repair the mansard at the 300 building. Work to include removing shingles and underlying paper, remove all rotted wood and repair replace wall insulation. If the metal arch is rotted above the window another will have to fabricate-these are not a stock item. Then reconstruction.

Linda Denissen motioned to accept the proposal from General Construction of Orlando, Inc. for \$79,900.00 to repair the mansards at 300 bldg. Jill Duckworth seconded. All in favor. Motioned carried.

Pressure Washing: General Construction of Orlando, Inc. submitted a proposal for \$24,990.00 to pressure wash all the sidewalks, stairs and columns.

The Board discussed then tabled this proposal which they felt was too high. Property Manager will continue to have maintenance pressure wash starting with the worst areas first.

Shutter Painting: General Construction of Orlando, Inc. submitted a proposal for \$39,900.00 to prep, repair all stress wood cracks with wood compound and apply two coats of premium grade satin finish paint.

The Board discussed then tabled this proposal which they felt was too high. Property Manager will count how many shutters are on the property and get some proposals possibly with companies that are just painters.

Metal Light Poles Painting: General Construction of Orlando, Inc. submitted a proposal for \$11,900.00 to prep and paint the metal pole lights with two coats of premium grade satin finish industrial metal enamel.

The Board discussed then tabled this proposal which they felt was too high and that they were not that bad. Property Manager will have maintenance start painting the pole lights along with clearing a small landscape circle around them to add mulch so that the mowers don't hit the bases.

Concrete Repair: General Construction of Orlando, Inc. submitted a proposal for \$9,973.00 to repair 296 sf of sidewalk areas that are raised.

Bobye Townsend motioned to accept the proposal from General Construction of Orlando, Inc. for \$9,973.00 to repair the sidewalks. Peter Szedlacsek seconded. All in favor. Motioned carried.

Exterior Doors Replace: General Construction of Orlando, Inc. submitted a proposal for \$10,010.00 to install twenty six new exterior doors. Association would by the doors.

The Board discussed then tabled this proposal which they felt was too high and that they were not that bad. Property Manager will go and see how many are in really bad shape. Jill Duckworth stated she did some research and the price he provided is comparable for this area.

**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 7:01 p.m.

APPROVED