

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

November 14, 2018

CALL TO ORDER:

The duly posted Board of Directors Meeting was called to order by Mark Summers at 6:02 pm. on Wednesday November 14, 2018 at 200 St. Andrews Blvd., Winter Park, Florida in the on-site Clubhouse.

THOSE PRESENT: Mark Summers, President
Peter Szedlacsek, Vice President
Strahimir Antoljak, Treasurer
Jill Duckworth, Secretary
Joanna Hart, Sentry Management
Patricia Rowe, Sentry Management

MINUTES:

Jill Duckworth motioned to approve the September 12, 2018 and September 26, 2018 Board of Directors meeting minutes. Strahimir Antoljak seconded. All in favor. Motion carried.

TREASURES REPORT:

The treasurer's report for October 2018 was read by Joanna Hart.

OPEN SESSION:

Mark Summers informed residents that the Board met to go over the budget and is happy to announce HOA fees will remain the same \$310 a month. He stated that in the 5 years he has been on the Board the fee has not been raised.

Mark Summers informed the residents that the re-pipe/plumbing project is still on hold. He stated that the Orange County Environmentalist has reached out to Property Manger with a resolution of painting/spraying a product on the area that is designed to encapsulate any particles that could contain asbestos. Property Manager told Environmentalist that this needed to be in writing on Orange County letterhead stating that this using this product would satisfy their requirements to be able to move forward with the project. Also, when we do start back up to make sure Bryan Plumbing and drywall crews leave units broom clean and use drop cloths to contain dust to make a smoother process but that there will be some dust for homeowners to clean up as this is construction.

Resident asked for update on the Cady Way Trail start they seen some new survey stakes. Mark Summers said he had not heard anything new from Don Marcott from the City of Winter Park regarding the trail. Mark stated that when we met previously with Don, he stated that he would get an "No Parking" sign for St Andrews Blvd entrance for the right side a few feet up from the entrance to elevate the blind spot from cars parking there during baseball games. Mark will follow up with Don on this. A resident that goes to the church at the end of St Andrews stated that the City has approached them and is in negotiations to purchase back lot behind church to build a parking lot with approximately 200 spaces.

Resident asked Board to consider recycling. She stated that she has to drive a long distance to drop off her recycling and that now that location no longer accepts recycling. Mark Summers stated at one time Four Seasons did have recycling but unfortunately, we stopped for three factures: (1) was expensive, (2) residents put trash in recycle bins then Waste Pro will not pick up and (3) one was for newspapers and again trash was put in it so no guarantee picks up. Board asked Property Manager to look into and will discuss further to consider if possible.

Homeowner submitted two paid invoices to Property Manger for Board's review. During the re-pipe/plumbing of her unit the drywallers got delayed due to an emergency and were not able to start the drywall finishing on a Friday and pushed the start to Monday. The homeowner hired her own contractor to come in and drywall her unit the bill was \$500. Board discussed how waiting was only for two more days. The other paid invoice was for the ice maker to be connected to the new plumbing for \$374.50. Property Manager informed the Board at the time of the re-pipe homeowners were notified for \$50 (at homeowner's expense) the plumbers would connect the ice-maker she declined. Both invoices totaled \$874.50.

Mark Summers asked the Board if anyone wanted to make a motion to reimburse homeowner. Peter Szedlacsek made a motion to reimburse homeowner for \$874.50. No seconded. No motion carried.

Mark Summer asked the Board if anyone wanted to make a motion to reimburse homeowner the difference of the ice maker reconnect for \$324.50. Peter Szedlacsek made a motion to reimburse homeowner for the difference of \$324.50. Strahimir Antoljak seconded. Opposed Mark Summers and Jill Duckworth. No motion carried.

OLD BUSINESS:

Clubhouse Demo: General Construction of Orlando Inc. submitted an estimate for \$40,623.00 for the clubhouse renovation. The Board discussed the estimate and decided that to start the project they would approve some of the estimate to include: \$5,890.00 for removing the wall paper, repair all damaged drywall, tape, finish and texture wall, apply approved light color gray paint to all walls, install trim and paint white. \$6,750.00 to remove all tile and carpet in entrance hallway, clubhouse, kitchen and install new approved Life Proof gray tile in all those areas. \$1,590.00 to demo bar and build new one. \$7,990.00 for fitness center, demo existing closet & entrance door, build new wall, install drywall, texture and paint, purchase & install new exterior door with glass, update ceiling lights, install new wall outlets to hang tv's, purchase and install commercial grade carpet tile. \$3,990.00 for new office, demo cut wall to connect rooms, remove door frame, install drywall, texture paint, install new entrance door, purchase and install commercial grade carpet tile. All totaling \$26,210.00.

Jill Duckworth made a motion to approve above part of the submitted estimate from General Construction of Orlando, Inc. for \$26,210.00. Peter Szedlacsek seconded. All in favor. Motion carried.

NEW BUSINESS:

Mansard Repairs: General Construction of Orlando Inc. submitted a proposal for \$7,900.00 to repair mansard around window that has caused damage to wood and studs at unit 504.

Peter Szedlacsek motioned to accept the proposal from General Construction of Orlando Inc. for \$7,900.00 to repair the damaged wood and studs at unit 504. Jill Duckworth seconded. All in favor. Motioned carried.

General Construction of Orlando Inc. submitted a proposal for \$7,900.00 to repair mansard around window that has caused damage to wood and studs at unit 407.

Peter Szedlacsek motioned to accept the proposal from General Construction of Orlando Inc. for \$7,900.00 to repair the damaged wood and studs at unit 407. Jill Duckworth seconded. All in favor. Motioned carried.

General Construction of Orlando Inc. submitted a proposal for \$69,990.00 to repair the mansard at the 2000 building. Work to include removing shingles and underlying paper, remove all rotted wood and repair and to replace wall insulation. If the metal arch is rotted above the window another will have to be fabricated (these are not stock items) and reconstruct.

Peter Szedlacsek motioned to accept the proposal from General Construction of Orlando Inc. for \$69,990.00 to repair the mansards at the 2000 building. Jill Duckworth seconded. All in favor. Motioned carried.

Carpet Cleaning: Carpet Valle submitted a proposal to clean 12 buildings/32 hallways for \$35 each hallway for a total of \$1,120.00.

Peter Szedlacsek motioned to accept the proposal from Carpet Valle for \$1,120.00 to clean 12 buildings/32 hallways. Jill Duckworth seconded. All in favor. Motion carried.

Clubhouse A/C: A/C Mechanix submitted proposal to replace the clubhouse upstairs a/c for \$5,060.00. Property Manager informed the Board they came out and added some freon as a temporary fix but that the coil in the unit is bad. Let the Board know the unit was installed in 2009. There were some concerns from a resident who stated they did not have a good experience with A/C Mechanix but other residents stated they had good experience with them. Board asked if Property Manger can specify who does the install would like the owner Brad Parish. Homeowner who had good experience would also check his records to give name of installer to the Property Manager.

Jill Duckworth motioned to accept the proposal from A/C Mechanix for \$5,060.00 to install new a/c in upstairs clubhouse with the stipulation they send specific technician out for the install. Mark Summers seconded. All in favor. Motion carried.

Landscape: O & A Landscaping submitted proposal for \$336.00 to replace aging Hawthorn plants with 24 new Schefferleas at the front of the 1400 building.

Jill Duckworth motioned to accept proposal from O & A Landscaped for \$336.00 to replace plants. Strahimir Antoljak 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 6:58 p.m.