

# FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

## BOARD OF DIRECTORS MEETING

### MINUTES

December 12, 2018

#### **CALL TO ORDER:**

The duly posted Board of Directors Meeting was called to order by Mark Summers at 6:01 pm. on Wednesday December 12, 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 November 14, 2018 Board of Directors meeting minutes. Strahimir Antoljak seconded. All in favor. Motion carried.

#### **TREASURES REPORT:**

The treasurer's report for November 2018 was read by Strahimir Antoljak.

#### **OPEN SESSION:**

Mark Summers informed residents that the clubhouse renovation has begun. We are still looking at cabinets and furniture. He stated that once complete the upstairs rooms will not look as nice. Property Manager mentioned that the stairs should be redone at the time of the downstairs renovation. Maintenance will take off the carpet to see what condition the stairs are in. Board informed the residents that once the renovation is complete will have an open house for the residents to come and see the clubhouse.

Mark Summers informed residents he spoke with Don Marcott from the City of Winter Park regarding the "No Parking" sign on Four Seasons side of St. Andrews Blvd for safety when ballgames are going on and for the bike trail. Mark will follow up with him. He also stated that the City of Winter Park and the church have a deal to rent space behind the church for parking with approximately 200 spaces.

Mark Summers informed residents why the re-pipe project was put on hold. He stated a resident was concerned about asbestos removal. John Parker the City of Winter Park Environmentalist suggested a product that will contain any asbestos particles from entering the air. Bryan Plumbing will be the ones applying the product. Board informed residents we will communicate more with residents when the project is starting up in their buildings. Bryan Plumbing will also be instructed to put tarps down and need to make sure when units are completed, they leave the unit broom clean. Homeowners are responsible if they have an ice maker a \$50 charge to reconnect and a washer machine a \$100 charge to reconnect. If homeowner does not want to reconnect the these will be capped off. This project will increase value in your units. Some residents stated they were having trouble getting insurance with the polybutylene pipes.

Boby Clark announced that prior to the next Board meeting in January at 5:30 two speakers running for City Commission Todd Weaver and Carolyn Cooper will be speaking to Four Seasons residents. Their bios are posted at the laundry rooms and Property Manager will put notice on website that they will be coming before the meeting.

### **OLD BUSINESS:**

Re-pipe/Plumbing: Enclosed in Board Packet is the letter from John Parker the City of Winter Park Environmentalist stating if we used Fiberlock ABC fiber spray or Fiberlock ABC asbestos binding compound to encapsulate the materials this will allow for the safe removal and disposal of all effected materials without particle dispersion.

Resident asked Board has any piping under the slabs been checked. Board stated no that if there was an issue with the piping under the slab resident would have major leak in unit. Board not going to jack hammer units.

Exterior Doors: General Construction of Orlando Inc. submitted a proposal for j\$10,010.00 to replace 26 exterior doors on the one-bedroom buildings. Proposal tabled to ask General Construction of Orlando, Inc. for a warranty.

Property Manger stated fiberglass doors would be that type of door used for replacement as metal is more expensive. Also included painting the interior door red on both sides to help keep down the dirt on the doors. Board agreed.

### **NEW BUSINESS:**

Budget: Mark Summers motioned to approve the 2019 proposed budget. Strahimir Antoljak seconded. All in favor. Motion Carried.

Resident asked why insurance decreased. Joanna Hart stated that insurance agent estimated the premium would be higher.

Pool Light Replacement: Seminole Pool Supply submitted to estimates for \$686.75 each to install two pool lights one in clubhouse pool and one in tennis court pool.

Jill Duckworth motioned to accept the two estimates for \$686.75 each to replace the two pool lights. 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 7:02 p.m.