

# FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

## BOARD OF DIRECTORS MEETING

### MINUTES

January 9, 2019

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

The duly posted Board of Directors Meeting was called to order by Mark Summers at 6:03 pm. on Wednesday January 9, 2019 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 December 12, 2018 Board of Directors meeting minutes. Strahimir Antoljak seconded. All in favor. Motion carried.

#### **TREASURES REPORT:**

The treasurer's report for December was not completed yet. Sentry Management is preparing. November 2018 was recapped by Strahimir Antoljak.

#### **OPEN SESSION:**

Mark Summers informed residents that the clubhouse renovation has begun. We are getting an estimate for redoing the stairs also. The Board will look at painting and new flooring for the upstairs of the clubhouse.

Resident expressed concerns regarding the need for another dumpster. Resident stated the previous Board voted to remove two dumpsters from the property and since then the dumpster near the 2700 building continues to over filled. This dumpster already gets an extra pick up. Resident suggested to spend the money for an extra dumpster instead of an extra pick up. Jill Duckworth agreed with the resident that she was not in favor of the Board at that time removing the two dumpsters. Board wants maintenance to monitor the dumpsters daily for the next month and Property Manager will keep tally on days the dumpster is full. During this time Property Manager will get price on extra dumpster and extra pick up. Property Manger requested prices from Waste Pro for recycling but has not received them yet. Mark Summers stated that previously when there was recycling out here it was expensive and residents were putting non-recyclable items in the bins and then Waste Pro would not empty them.

Jill Duckworth and Property Manager showed the Board pictures of furniture from Big Lots that was picked out for the clubhouse including a sectional, two sets of tables with four chairs, two end tables and a coffee table for a total of \$1,990.15 plus delivery. The cost includes a three-year warranty with Big Lots. Strahimir Antoljak suggested that a leather like material would be easier to clean then the fabric material sectional. Jill Duckworth stated that leather like

would tear or puncture easier. Property Manager will find out if we scotch guard the furniture will that void the warranty.

Strahimir Antoljak motioned to accept the estimate from Big Lots for the furniture for \$1,990.15 plus delivery. Jill Duckworth seconded. All in favor. Motion carried.

### **OLD BUSINESS:**

Re-pipe/Plumbing: To continue with Bryan Plumbing to re-pipe buildings 600, 700, 900 & 3400 for \$1,500.00 per unit to complete the one-bedroom units.

Strahimir Antoljak motioned to accept the estimate from Bryan Plumbing to re-pipe buildings 600, 700, 900 & 3400 for \$1,500.00 per unit. Jill Duckworth seconded. All in favor. Motion carried.

Exterior Doors: General Construction of Orlando Inc. submitted a proposal for \$10,010.00 to replace 26 exterior doors on the one-bedroom buildings. Board Packet included door from Home Depot for \$207.00 per door and door from Lowes for \$199.00 per door. Proposal tabled for Property Manager to see if can get discount on doors buying them in bulk.

### **NEW BUSINESS:**

Golf Cart: Mid Florida Golf cart inventory prices for 2015 Ezgo White Electric Golf Cart is \$2,599.00 plus tax and delivery to replace the green Ezgo Golf Cart.

Property Manager explained that cart is over twenty years old and is slowly breaking down and the repairs are much more then purchasing a newer used cart. Board asked if we could sell it Property Manager stated not worth anything and would just like them to take it away to avoid a cost for someone else to come and remove it.

Jill Duckworth motioned to accept the price of \$2,599.00 plus tax and delivery for a 2015 Ezgo White Electric Golf Cart. 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 6:38 p.m.