

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

March 14, 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
Patricia Rowe, Sentry Management

MINUTES:

Jill Duckworth motioned to approve the January 9, 2019 Board of Directors meeting minutes. Strahimir Antoljak seconded. All in favor. Motion carried.

TREASURES REPORT:

The treasurer's report for December 2018 and for February 2019 were read by Strahimir Antoljak.

OPEN SESSION:

Mark Summers informed residents we would hold open session till after the paving contractor Hall Company could speak to the Board and residents present. See decision under Old Business.

Bobbie Clark, Neighborhood Watch, informed resident that some cars still are not observing the "No Parking" sign on St. Andrews Blvd. If you see cars parked there call the non-emergency police number 407-644-1313 to report.

Bobbie Clark informed residents there will be re- election for the Commissioner seat available on April 9th.

OLD BUSINESS:

Paving: Mark Summers informed residents that previously we had discrepancies in previous bids which lead the Board to obtain a report from Universal Engineering. Property Manager bid the job out with the engineering specs. Four companies declined after reading the specs based on the legality issues they stated. Hall Company were the one company that agreed to bid the project. Two representatives from Hall Company; John Hall, owner & Eric Donaldson, Manager were here to answer questions regarding the bids presented. They stated they gave two proposals one based on following the engineer's report at a cost of \$445,676.00 and one based on their recommendation at a cost of \$251,796.00. They explained the engineer's specs were to mill the entire property which they felt was not necessary. They stated the report would be comparable to installing a new parking lot at a retail store. The report specs were for heavy traffic areas and above state standards for highway grade. Hall Company stated they recommend milling the inverts 2" to redefine and then 1" to 1 ½" out. Mark Summers asked when is the best time to pave. They said any time when temperature is 45 degrees & above. They add sand to the asphalt to help not tear up when cars turn the wheels.

They estimate 3 days of milling 8 days of paving approximately 2 weeks to complete the project. Property Manager will have tow truck on call for cars in the work areas. Hall Company stated carports are not included in the bid but can be seal coated with a disclaimer because under the carports they do not have the sun on them to cure the asphalt. The bid does include the speed bumps any curbs if they damage with the equipment. Mark Summers asked if the engineer's report helped them knowing what was under the asphalt. They stated "No" based on the year built they already knew. They stated the useful life of the product is 15-20 years. Warranty on workmanship is 1 year. Strahimir Antoljak asked why the other companies did not want to bid? Property Manager stated that they said based on the Engineer report they declined. Strahimir asked Board what about getting another engineer report? Rest of Board did not want to as it is very costly and would likely get the same result.

Jill Duckworth motioned to accept the proposal from Hall Company for \$248,025.00 to pavement mill + new asphalt surface and \$3,771.00 for a total of \$251,796.00 subject to checking with BBB and if there is pending lawsuits against Hall Company. Peter Szedlacsek seconded. Strahimir Antoljak abstained. Motion carried.

Golf Cart: Mark Summers informed Board approved increase proposal of \$3,826.51 which included maintenance cart and new batteries with an 18-month warranty on the batteries. Previous approved proposal for golf cart was for \$2,599.00 plus tax and delivery.

Jill Duckworth motioned to accept the ratified proposal of \$3,826.51. Peter Szedlacsek seconded. All in favor. Motion carried.

Clubhouse Stairs: Received two estimates for installing new stairs and staining them (1) Fred Soard submitted a proposal to build stairs using oak wood with treads and risers stained and finished to blend with new tile for \$2,800.00 and side of stairs sanded and painted for an additional cost of \$200.00 for a total of \$3,000.00. (2) General Construction of Orlando Inc. submitted a proposal to install wood steps, apply stain and paint side of stairs for \$2,490.00.

Mark Summers stated Fred Soard installed his stairs and they come out great. He also stated that Fred is a friend of his. Originally Board was going to table to see what material would be used by General Construction of Orlando, Inc. instead they decided to vote.

Jill Duckworth made a motion to accept an expenditure of up to \$3,000.00 for the new stairs subject to compare the material being used by General Construction of Orlando, Inc. And if it was the same product would go with the lesser proposal. Strahimir Antoljak seconded. Mark Summers abstained as Fred Soard is a friend. Motion carried.

Extra Dumpster: Board reviewed calendars provided in packet as to the conditions of the dumpsters and how often they are full. Property Manager provided pricing we currently pay \$106.40 for one extra pick up on 2900 dumpster. To add another 6-yard 2 time a week it would be \$350.86. An 8-yard 2 times a week would be \$470.09. Property Manager stated at certain times during the year they full up faster but not regularly. At this time the Board tabled this as they don't feel the consistency of fullness warrants the extra dumpster. Management and maintenance will continue to monitor.

NEW BUSINESS:

Clubhouse Gutter: General Construction of Orlando, Inc. submitted proposal for \$490.00 to replace gutter on front of the clubhouse that has rusted out.

Mark Summers motioned to accept the proposal from General Construction of Orlando, Inc. for \$490.00 to replace gutter on front of the clubhouse. Strahimir Antoljak seconded. All in favor. Motion carried.

Pool Furniture: Sunbrite Outdoor Furniture submitted a proposal for \$641.08 to re-powder coat & re-strap 2 chaise lounges and 5 chairs.

Strahimir Antoljak motioned to accept Sunbrite Outdoor Furniture submitted a proposal for \$641.08 to re-powder coat & re-strap 2 chaise lounges and 5 chairs. Peter Szedlacsek seconded. All in favor. Motion carried.

Insurance Appraisal Property Inspection: Sedgwick Valuation Services submitted a proposal for \$1,150.00 to do an onsite Insurance Appraisal Inspection of the property. And the next three consecutive reports at \$550.00 per report.

Property Manager informed Board Sedgwick merged with GAB Appraisal who have been doing our annual insurance audit. We have not had a full property inspection in over 6 years. Board discussed it would be a good idea to have the property inspection.

Jill Duckworth motioned to accept Sedgwick Valuation Services submitted a proposal for \$1,150.00 to do an onsite Insurance Appraisal Inspection of the property. And the next three consecutive reports at \$550.00 per report. Peter Szedlacsek seconded. All in favor. Motion carried.

Irrigation Pump: There were three proposals to replace the irrigation pump at the clubhouse pool:

- (1) Dick Joyce Well Drilling for \$10,994.00 to install a 6" 7/5 HP Franklin submersible pump with control box and sub wire and 6" 7/5 275 gpm Grundfos pump with 4" ductile iron check valve. This included
- (2) a one-year warranty parts and labor.
- (3) Neese Irrigation & Pump Service for \$9,500.00 installing 7.5 HP Single Phase Submersible liquid end pump, 6-3 double jacked with ground submersible wire, heavy duty 4 wire splice kit, 3" brass check valve, 6"x3" heavy duty well seals, 7/5 HP deluxe control box. This included one-year warranty parts and labor.
- (4) Steve Young's Well Drilling for \$7,600.00 to install 6" 7/5 HP submersible pump end.

Peter Szedlacsek stated the Franklin Pump in Dick Joyce's proposal was a top of the line pump and wanted to know what brand pump Neese Irrigation was installing.

Jill Duckworth motioned to accept an expenditure up to \$11,000.00 based on Property Manager getting the information regarding the brand pump Neese Irrigation would be installing and having Peter Szedlacsek make the final decision after reviewing both pump specs. 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. Board met in closed sessions to discuss collections.

ADJOURNMENT:

Mark Summers motioned to adjourn the Board of Directors meeting at 7:59 p.m.