

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

May 8, 2019

CALL TO ORDER:

The duly posted Board of Directors Meeting was called to order by Mark Summers at 6:00 p.m. on Wednesday May 8, 2019 at 200 St. Andrews Blvd., Winter Park, Florida 32792 at the on-site Clubhouse.

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

MINUTES:

Jill Duckworth motioned to approve the April 9, 2019 Board of Directors meeting minutes with the corrections to the call to order section the date of the last meeting and in open session "on" coat of sealant to "one". Mark Summers seconded. All in favor. Motion carried.

TREASURES REPORT:

The treasurer's report for April 2019 was read by Mark Summers.

OPEN SESSION:

Mark Summers asked Property Manager for update on the paving permit. Property Manager informed the Board and residents Hall Company will have the permit the next day.

Residents asked about where the re-pipe project is. Mark Summers informed them that the townhomes with 1 ½ bathrooms will be the next ones to be re-piped and that Strahimir Antoljak and his units will be the pilots to see how the re-pipe will affect the inside of the units so that the Property Manager can inform the residents what to expect. He stated we did the same thing when the one bedroom/one bathroom were re-piped.

Bobbye Clark informed residents that the last eight weeks the restricted parking along St Andrews Blvd at the entrance has been clear with not one car parking since the City of Winter Park painted the curb yellow, turned the "No Parking" sign towards the oncoming cars and Police have put cones out. Bobbye stated she still had no information of the Church working out a deal with the City of Winter Park for an additional parking lot with 200 spaces. Bobbye stated that the Annual Neighborhood Watch meeting will have to be in the Fall when she returns from Canada there is not enough time to have it before she leaves. The Neighborhood Watch program with City of Winter Park has the police driving thru the community 3-4 times a day for observance

Resident stated the new Wellness Center is open and that it has a walking track that does not require a membership. There is a fitness center, nutrition area and many more areas for a fee.

Property Manager brought up that we need to purchase the exercise equipment for the fitness room at Four Seasons. Joanna Hart stated there is enough money in operating account that if we need to, we can move some money over to the reserves to purchase the equipment.

Mark Summers motioned to approve an expenditure of up to \$15,000.00 to purchase the exercise equipment. Peter Szedlacsek seconded. All in favor. Motion carried.

OLD BUSINESS:

Paving: Hall Company's proposal to pave the property did not include the carports. The carports are limited common spaces that are specific to 102 units that only those homeowner's have perpetual use of. The proposal to apply one coat of sealant to the carports is \$2,830.35 costing each of these homeowner's \$28.00. The sealant has a one-year warranty. Joanna Hart informed the Board that they could not vote on this tonight and that a special meeting would need to be called with either a 14 or 30day notice. Property Manager will confirm with the Attorney how many days' notice is necessary.

NEW BUSINESS:

Pool Life Ring: Seminole Pool Supply submitted an estimate for new life rings. We need 4 new ones with the safety rope for each. 1st proposal was for one time use life ring for \$49.99 per ring the 2nd was for Coast Guard approved heavy duty life ring for \$89.99 per ring. The 3rd was for the life ring rope which is needed for each ring for \$24.99 per ring.

Jill Duckworth motioned to accept the estimate from Seminole Pool Supply for 4 Coast Guard approved heavy duty life rings for \$89.99 per ring and 4 life ring ropes for \$24.99 per ring for a total of \$492.11. Mark Summers seconded. All in favor. Motion carried.

Laundry Room 900 Bldg. Entrance Repair: General Construction of Orlando, Inc. submitted an estimate for \$2,500.00 to remove existing roof shingles, remove & replace all damaged wood, install new roof flashing, install a layer of peel & stick and install 2 layers of torch down.

Jill Duckworth motioned to accept the estimate from General Construction of Orlando, Inc. submitted an estimate for \$2,500.00 to remove existing roof shingles, remove & replace all damaged wood, install new roof flashing, install a layer of peel & stick and install 2 layers of torch down. Mark Summers seconded. All in favor. Motion carried.

Mansard Repair Bldg. 2100: General Construction of Orlando, Inc. submitted an estimate for \$49,990.00 for the Mansard repair on building 2100.

Mark Summers motioned to accept the estimate from General Construction of Orlando, Inc. submitted an estimate for \$49,990.00 for the mansard repair on building 2100. Peter Szedlacsek seconded. All in favor. Motion carried.

Mansard Repair Bldg. 2200: General Construction of Orlando, Inc. submitted an estimate for \$69,990.00 for the Mansard repair on building 200.

Mark Summers motioned to accept the estimate from General Construction of Orlando, Inc. submitted an estimate for \$69,990.00 for the mansard repair on building 2200. Peter Szedlacsek seconded. All in favor. Motion carried.

Palm Trimming: O & A Landscaping contract includes trimming the 107 palms trees for \$25 per palm for a total of \$2,675.00.

Jill Duckworth motioned to accept the part of the O & A Landscaping contract to trim the 107 palms trees for \$25 per palm for a total of \$2,675.00. Mark Summers seconded. All in favor. Motion carried.

Fitness Sign: Property Manager gave the Board sample for the Fitness Center Rules sign.

Mark Summers motioned to accept the Fitness Center Rules sign with the condition Property Manager confirms with Neal McCulloh that the sign includes what is necessary. Jill Duckworth seconded. All in favor. Motion carried.

Massey: Mark Summers told the Board that he had a rat in his unit again. Mark stated that John with maintenance found the possible entry underneath his dryer vent, there was a large hole which has now been filled. Since then he has had no activity. Mark stated that they should have inspected inside of the units for possible entry and not just the outside. Board agrees to put Massey on notice that they are unhappy with the service they've provided. Property Manager will send the notice letter.

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 7:04 p.m.

APPROVED