

# FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

## BOARD OF DIRECTORS MEETING

### MINUTES

June 12, 2019

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

The duly posted Board of Directors Meeting was called to order by Mark Summers at 6:30 p.m. on Wednesday June 12, 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  
Strahimir Antoljak, Treasurer  
Joanna Hart, Sentry Management  
Patricia Rowe, Sentry Management

#### **MINUTES:**

Jill Duckworth motioned to approve the May 8, 2019 Board of Directors meeting minutes with the correction under old business, first line second sentence; carports are limited common area adding the word area. Mark Summers seconded. All in favor. Motion carried.

#### **TREASURES REPORT:**

The treasurer's report for May 2019 was read by Strahimir Antoljak. He would like for the financial summary to indicate how much money was spent out of the reserves.

#### **OPEN SESSION:**

Jill Duckworth 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. She left some information pamphlets and exercise schedule with Property Manager for residents to view.

Residents brought up with baseball season upon us the "No Parking" sign and painted yellow curb has worked keeping cars from parking by the St. Andrews Blvd entrance.

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: Mark Summers informed the Board he approved Hall Company's change order request to add \$2,800.00 to remove asphalt debris from 5 locations that was removed by O & A Landscaping to bury the irrigation electric timer lines that crossed just under the asphalt top layer and to add \$655.72 for the permit fee and \$495.00 for the procurement fee bringing the new contract total price to \$252,946.72.

Strahimir Antoljak motioned to ratify the approval of Hall Company's change order request to add \$2,800.00 to remove asphalt debris from 5 locations that was removed by O & A Landscaping to bury the irrigation electric timer lines that crossed just under the asphalt top layer and to add \$655.72 for the permit fee and \$495.00 for the procurement fee bringing the new contract total price to \$252,946.72. Jill Duckworth seconded. All in favor. Motion carried.

Fitness Center Equipment: Property Manager obtained multiple proposals for the exercise equipment which included a treadmill, elliptical, bicycles and multi-gym.

1. Commercial Fitness Products: Proposal for \$9,686.14 included the treadmill, elliptical, upright bicycle, 1 weight stack multi-gym. To change to a recumbent bicycle would be \$250.00 more.
2. Fitness Showcase: Proposal (A) for \$13,072.88 included 2 weight stack commercial gym, treadmill, elliptical and recumbent bicycle. Proposal (B) for \$10,623.38 included 1 weight stack commercial gym, treadmill, elliptical and recumbent bicycle.
3. Exercise Systems: Proposal (Option 1) for \$18,345.48 included 2 weight stack commercial gym with seated leg press & seated leg curl, treadmill, elliptical and upright bicycle. (Option 2) for \$12,118.98 included 3 weight stack commercial gym with leg curl, treadmill, elliptical and recumbent bicycle. (Option 3) for \$16,844.98 included 2 weight stack commercial gym with 4 stations, seated leg press & seated leg curl, treadmill, elliptical and upright bicycle.

Jill Duckworth asked Peter Szedlacsek if he had any recommendations as he is an avid cyclist. He stated Exercise Systems gave floor plans for placement of the equipment and he would like to see floor plans from the other companies.

Peter Szedlacsek stated he would like to add another piece to the exercise room that he seen in Costco. It is a stand-up massager that helps to lose weight and with joint pain.

Jill Duckworth motioned an expenditure of up to \$15,000.00 for the exercise equipment based on Peter Szedlacsek choosing the proposal he believes will work best in the exercise room. Strahimir Antoljak seconded. All in favor. Motion carried.

## **NEW BUSINESS:**

Golf Cart: Mark Summers informed the Board he approved Mid Florida Golf Cars; dba National Carts estimate for \$1,214.43 to repair maintenance's golf cart stating this was not the newer one that was just purchased.

Jill Duckworth motioned to ratify the estimate Mid Florida Golf Cars, dba National Carts estimate for \$1,214.43 to repair maintenance's golf cart. Mark Summers seconded. All in favor. Motion carried.

Insurance: Brown & Brown Insurance submitted new 2019/2020 insurance renewal with an overall premium of \$161,967.00. It is an increase of approximately 10% from last year due to property value increase.

Jill Duckworth motioned to accept Brown & Brown Insurance new 2019/2020 insurance renewal with an overall premium of \$161,967.00. Mark Summers seconded. All in favor. Motion carried.

Re-Roof Building 3600: Tip Top Roofing is working on a proposal but had not submitted in time for the meeting. Property Manager spoke with representative from Tip Top Roofing which stated material prices have gone up and should be around \$35,000.00 and that he will get proposal to her asap. Strahimir Antoljak would like Property Manager to get other bids to compare with Tip Top Roofing.

Jill Duckworth motioned an expenditure of up to \$40,000.00 to replace the roof on the 3600 building. 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. Board met in closed sessions to discuss collections.

**ADJOURNMENT:**

Mark Summers motioned to adjourn the Board of Directors meeting at 7:49 p.m.

APPROVED