

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

August 14, 2019

CALL TO ORDER:

The duly posted Board of Directors Meeting was called to order by Mark Summers at 6:05 p.m. on Wednesday August 14, 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 (Phoned In)
Joanna Hart, Sentry Management
Patricia Rowe, Sentry Management

MINUTES:

Jill Duckworth motioned to approve the June 12, 2019 Board of Directors Special Assessment Meeting minutes with the correction second line word stripped to striped. Peter Szedlacsek seconded. All in favor. Motion carried.

Jill Duckworth motioned to approve the June 12, 2019 Board of Directors Meeting minutes. Peter Szedlacsek seconded. All in favor. Motion carried.

TREASURES REPORT:

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

OPEN SESSION:

Mark Summers motioned to approve bonus to Property Manager for \$1,000.00 for the paving project going as well as it did. Jill Duckworth seconded. All in favor. Motion carried. Jill stated Property Manager was on site every morning before 7 a.m. and stayed till the paving company left the property each day.

Resident asked why in front of the 300 and 2000 building did we not mill the road like the rest of the property. Mark Summers stated that Four Seasons does not own that part of the road the Village Apartments do. The apartments would only agree to seal their section of road.

Mark Summers let residents know we are continuing with the re-pipe project. The townhomes are currently the units be worked on. He stated his and Strah's units where re-piped first as a test pilot for the townhomes; this way we knew how the units would be affected to notify residents what to expect. Resident asked which units would be next. Property Manager informed the residents the Board hasn't voted on that yet and would be discussed at the November Board Meeting. Which ever ones they vote on the project would start back up after the holidays.

Mark Summers stated that before the October Annual Meeting (starting at 6:30 p.m.) there will be an Open House at the Clubhouse at 6:00 p.m. for residents to see the clubhouse renovation, the fitness center and guest suite. At the Open House there will be food and drinks which Joanna Hart of Sentry Management agreed to fund up to \$500.00.

Mark Summers stated that we never get the quorum needed to hold the meeting the Annual Meeting.

Resident asked about the condition of the carports. Mark Summers stated that they are limited common elements that the homeowner is responsible for. Mark Summers stated that Association could pay for part of refurbishing the carports. Jill Duckworth disagreed with Mark.

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: Per the July Board Meeting the Board approved an expenditure up to \$15,000.00 for equipment and for Peter Szedlacsek to look over the multiple proposals for the exercise equipment which included a treadmill, elliptical, bicycles and multi-gym and decide which one gave the best equipment for the price. He chose one of Exercise Systems proposals and the equipment has been ordered.

At the July Board Meeting Peter Szedlacsek stated he would like to add another piece to the exercise room that he seen in Costco called the Zaaz machine. Property Manager went on their website to get information and reviews regarding the machine. The machine cost is \$2,569.00. Board discussed the reviews, safety concerns of the machine, customer service not returning calls and that there is no service contract to maintenance the machine.

Board tabled the purchase of the Zaaz machine till the other equipment is in the fitness center and see if there is even room the machine.

Resident suggested for safety purposed removing the blinds off the windows. Board stated will see once the fitness center is open if that is something we need to do.

NEW BUSINESS:

Bee Removal: Mark Summers informed the Board he approved Control Institute of America's proposal for \$500.00 to remove a bee hive at the rear of 3104.

Peter Szedlacsek motioned to ratify the proposal from Control Institute of America for \$500.00 to remove the bee hive at the rear of 3104. Strahimir Antoljak seconded. All in favor. Motion carried.

Gutter Cleanout: Tip Top Roofing submitted a proposal to clean out the gutters on 17 buildings where there are large trees that is done twice a year for \$2,200.00.

Jill Duckworth motioned to accept the proposal to clean out the gutters on 17 buildings where there are large trees that is done twice a year for \$2,200.00. Peter Szedlacsek seconded. All in favor. Motion carried.

CPA Engagement: Arlington & Mapili, LLC submitted a proposal to complete the 2019 audit and tax return for \$5,000.00.

Jill Duckworth motioned to accept the proposal from Arlington & Mapili, LLC to complete the 2019 audit and tax return for \$5,000.00. Peter Szedlacsek seconded. All in favor. Motion carried.

Landscaping: O & A Landscaping submitted an estimate landscape building 300 for \$6,932.00, the Island on the side of building 300 for \$485.00, building 500 for \$5,222.00, and building 600 for \$5,726.00.

Board tabled this estimate to allow Property Manager to request drawings and pictures of the plants and their placement from O & A Landscaping. Resident asked are they using native plants Property Manager stated they are.

Property Manager gave Board an estimate to remove and stump grind a Magnolia tree at the 3400 building that is growing into the power lines and breaking the irrigation lines from O & A Landscaping for \$350.00.

Mark Summers motioned to accept the estimate from O & A Landscaping to remove and stump grind a Magnolia tree at the 3400 building that is growing into the power lines and breaking the irrigation lines from for \$350.00. Jill Duckworth 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 7:13 p.m.