

# FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

## BOARD OF DIRECTORS MEETING

### MINUTES

January 8, 2020

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

The duly posted Board of Directors Meeting was called to order by Jill Duckworth at 6:01 p.m. on Wednesday January 8, 2020 at 200 St. Andrews Blvd., Winter Park, Florida 32792 at the on-site Clubhouse.

**THOSE PRESENT:** Jill Duckworth, President  
Strahimir Antoljak, Treasurer  
Stephen Combs, Secretary  
Gregory Golden, Director  
Joanna Hart, Sentry Management  
Patricia Rowe, Sentry Management

#### **MINUTES:**

Stephen Combs motioned to approve the November 13, 2019 Board of Directors Meeting minutes with the corrections to the date be changed from September 11, 2019 to November 13, 2019 in the header. Jill Duckworth seconded. All in favor. Motion carried.

#### **TREASURES REPORT:**

The treasurer's report for November 2019 was read by Strahimir Antoljak. December 2019 financial were not ready.

#### **OPEN SESSION:**

Jill Duckworth told residents that her and Gregory attended the Sentry Workshop for Board Certification. She asked Board members who go to these classes to give Property Manager copy of the certificate. She stated that the class gave a lot of information which included electronic elections and voting which at this time is not used a lot but will be in the future. It requires software and a 3<sup>rd</sup> party company to monitor. She suggested that we send out a letter explaining this to the homeowners to see if there is interest to vote electronically and if homeowners would be willing to give their emails to be able to.

Strahimir Antoljak discussed the means to call into a Board Meeting for Board members and homeowners. With almost half of the homeowners not living on the property this would give them a chance to attend the meetings. He suggested Skype which is a free site and would make a presentation/demonstration after the Board votes to set this up. Jill Duckworth stated that she and the Property Manager set up an account and tried it in the Clubhouse. The only draw back was there is an echo in the room and makes it a little hard to hear. Strahimir Antoljak asked Joanna Hart to help with the setup of a call-in method similar to what they use at the Sentry Offices. Property Manager to get the information for the Board.

Strahimir Antoljak motioned to implement a way for Board Members and homeowners to call in with a limit of up to \$200.00. Gregory Golden seconded. All in favor. Motion carried.

## **OLD BUSINESS:**

Plumbing: Bryan Plumbing proposed to re-pipe the 2 bath units for \$2,300.00 each. Discussion was to move to the 2/2, 2/2 deluxe or the 3/2. Property Manager stated there is least number of units with the 3/2 and would like to move forward with those first.

Jill Duckworth motioned to move forward with the re-pipe of the 3/2 units. Strahimir Antoljak seconded. All in favor. Motion carried.

Dumpsters: Resident proposed to Board the need for an extra dumpster because the one by the 2900 bldg. fills up. The resident met with each of the Board Members to discuss the need for another dumpster. The Board agreed there is a need for another dumpster and hears what the residents are stating but cannot put one back by the previously removed one for safety reasons. Resident suggested putting one in the back next to the 1300 bldg. Property Manager stated that you will not residents to walk back there from the middle of the property and will not solve the problem. Property Manager showed map to the Board Members and suggested putting a 6yard dumpster on the side of the 2300 bldg. that is used for overflow parking at this time. Strahimir Antoljak asked about another company. Property Manager says we are not Waste Pro's customer the City of Winter Park are and that she pays the City for the trash pickup.

Jill Duckworth motioned to install a 6-yard dumpster at the side of the 2300 bldg. for a couple of months trail to see if this will alleviate the problem. Strahimir Antoljak seconded. All in favor. Motion carried.

## **NEW BUSINESS:**

Plumbing Repair: Jill Duckworth approved an invoice from Bryan Plumbing for \$881.25 to repair leak in pipe feeding the family pool as an emergency repair.

Strahimir Antoljak motioned to ratify the approved invoice from Bryan Plumbing for \$881.25. Gregory Golden seconded. All in favor. Motion carried.

Dryer Vent Cleaning: Carpet Valle submitted a proposal to clean 24 dryer vents in the 3 laundry rooms for \$840.00. There was decision if this is needed. Property Manager stated it had not been done in approximately 5 years and needed to be done. Property Manager stated these are not like your regular homeowner vents these are commercial machines that are used heavily and vent out of the bldgs.

Strahimir Antoljak motioned to accept the proposal from Capet Valle to clean 24 dryer vents in the 3 laundry rooms for \$840.00. Gregory Golden seconded. All in favor. Motion carried.

Pool Light: Seminole Pool Supply submitted estimate to replace pool light in the family pool for \$525.00.

Gregory Golden motioned to accept the estimate from Seminole Pool Supply for \$525.00. Jill Duckworth seconded. All in favor. Motion carried.

Fitness Center A/C: Received 3 proposals to put a splitter A/C in the fitness center due to the clubhouse a/c having to try and cool the room but is not able to.

1. A/C Mechanix for a 1-ton Mitsubishi splitter a/c for \$3,235.00.
2. Frank Gay for a 1.5-ton Mitsubishi splitter a/c for \$6,875.00.
3. Del-Air for a 1-ton Mitsubishi splitter a/c for \$4,206.00.

Stephen Combs said these are way to expensive and will not vote on this. He asked why we cannot put a portable unit in there. Property Manager stated there is a risk of it be taken and there is no room as it still needs to be vented out the window and that window units are not allowed per the documents. Joanna Hart stated that certain vendors do a lot of work with Sentry which helps to get better pricing.

Proposals are tabled to see if would get a smaller unit.

Guest Suite Rate Increase: There was discussion that with all the work that was completed in the guest suite that it warrants a rate increase. Jill Duckworth stated it is an amenity not a source of income. Strahimir Antoljak stated that you cannot even get an air b/b for under \$60 per night and the guest suite is much nicer. Strahimir Antoljak said it doesn't have to be a large increase. Property Manager told the Board that the cheapest hotels in the area start at \$80.00 per night.

Jill Duckworth motioned to increase the guest suite from \$45.00 per night plus sales & hotel tax to \$50.00 per night plus sales & hotel tax. Strahimir Antoljak seconded. All in favor. Motion carried.

Property Manger stated that nights already booked will remain at the old rate.

Property Manager stated to the Board homeowner at 1401 requested a handicap ramp near her unit in writing.

Jill Duckworth motioned to install handicap ramp near the 1401 unit. Gregory Golden seconded. All in favor. Motion carried.

Tree Removal: O & A Landscaping submitted a proposal to remove damaged/dying tree in front of the 2300 bldg. for \$700.00. Strahimir Antoljak would like a price to replace the tree and moving forward with proposals to remove trees have the replacement price at the same time. Jill Duckworth stated that with the new Board in place to communicate how they would like to proceed. Jill Duckworth stated that in the future we will have them priced together but at this time would like to have this tree removed for safety and gives her word that a replacement tree will be installed. Property Manager recommended a Crape Myrtle as the replacement to match the other trees in front of the 2300 bldg.

Jill Duckworth motioned to accept the proposal to remove the damaged/dying tree in front of the 2300 bldg. for \$700.00 and that we will replant another tree in its place. Gregory Golden seconded. Strahimir Antoljak abstained from vote. Motion carried.

Resident asked the Board why the Crape Myrtles in front of the 500 bldg. were removed. Jill Duckworth stated it was at the recommendation of the landscaper who stated they were to close to the bldgs. and should have never been planted there. Resident stated there are companies/resorts that will come out and remove trees and pay for them. Jill Duckworth thanked the resident for the information and asked her to give the Property Manager the contact information for these companies/resorts.

## **MANAGERS REPORT:**

Board reviewed the Manager's report prior to the meeting. Board had no questions at this time.

## **ADJOURNMENT:**

Jill Duckworth motioned to adjourn the Board of Directors meeting at 7:26 p.m.