

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

February 12, 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 February 12, 2020 at 200 St. Andrews Blvd., Winter Park, Florida 32792 at the on-site Clubhouse.

THOSE PRESENT: Jill Duckworth, President
Peter Szedlacsek, Vice President
Strahimir Antoljak, Treasurer
Stephen Combs, Secretary
Patricia Rowe, Sentry Management

MINUTES:

Strahimir Antoljak motioned to approve the January 8, 2020 Board of Directors Meeting minutes with the corrections to the word elevate to alleviate in the last line under Old Business. Peter Szedlacsek seconded. All in favor. Motion carried.

TREASURES REPORT:

The treasurer's report for December 2019 was read by Strahimir Antoljak. January 2020 financial was also in the Board packet.

OPEN SESSION:

Jill Duckworth informed residents that homeowners from unit 2011 made new name cards for the Board members free of charge. Property Manager is to send them a thank you note. She also informed the Board that the dying tree in front of the 2300 bldg. was removed and per statement at the last meeting a new 30-gallon Crape Myrtle has been installed.

Jill Duckworth stated that a letter was sent to the City of Winter Park and Waste Management regarding the trash pick up which now seems to be better and to request a credit for the missed pickups. We will see if the credits are on the next billing statements. Stephen Combs stated he met with Todd Weaver from the City Commissioners and Todd stated that the Association could talk to Public Works regarding paying Waste Pro directly and not the City making Four Seasons Waste Pro's customer. Property Manager stated that when she started four years ago, she paid Waste Pro directly but that it changed a while back and was informed by the City of Winter Park that trash delivery would be paid to them. Mark Summers stated that the City of Winter Park entered into a contractual agreement with Waste Pro that the Association had no control over. Discussion over if the City of Winter Park does not credit on the next billing cycle that we deduct the amount of the missed pickups from the next payment and include a letter from Neal McCulloh, our Attorney, stating the reason why.

Boby Clark gave her neighborhood watch information stating the City of Winter Park has completed the install of a back-parking lot at church at the end of St. Andrews Blvd to be used for parking when the baseball field is being used. And that the City of Winter Park has been taking down large limbs and trees behind the back wall possibly for the Cad expansion. She said that residents continue to not pick up after dogs. Jill Duckworth stated that this problem is on going

and no way to resolve completely. Bobye Clark asked about enforcing the rules regarding kids speeding while riding their bicycles or scooters on the sidewalk and her safety concern for them while people (who may be blind) are walking on the sidewalk. At this time the Board feels it is not problematic but if an incident does come up that to remember we are all neighbors and discuss with the parent. Property Manager stated that this is no longer an older community and that young families are a part of the community.

OLD BUSINESS:

Fitness Center A/C: Property Manager received 4 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.
4. Ferran Services for a Mitsubishi splitter a/c for \$6,971.00.

Stephen Combs said again that these are way too expensive and will not vote on this. He asked why we cannot put a portable unit in there. Property Manager stated that window units are not allowed per the documents and that there is no room for a portable a/c. Mark Summers stated that when he was on the Board there was a wall unit in the guest suite and in 5 years had to replace it 3 times before they spent the money for a mini splitter unit in there. He stated the cheapest way is not always the best way and that the Board has a fiduciary duty to spend the Association's money wisely. Jill Duckworth stated that we waited to install an a/c in the fitness center to see if it would be needed and not waste money.

Jill Duckworth motioned to accept the proposal from A/C Mechanix for a 1-ton Mitsubishi splitter a/c for \$3,235.00. Strahimir Antoljak seconded. Stephen Combs abstained. Motion carried.

Critter Control: Florida Wild Life Trappers d/b/a Wildout Animal & Pest Removal submitted an estimate to do a smoke test service on the stack pipes to determine if the pipes have breaks in them where rodents can enter in the attic and building at the 3200 building for \$589.00.

Jill Duckworth stated that we are still having rat issues at the 3200 building and specifically in unit 3205. She said that in early 2018 we paid Massey \$4,037 to come and seal up the building and that the 2-year warranty had expired. Massey subbed the job out to A+Solutions who did not find all the holes. After repeated incidents maintenance found a hole under the dryer vent. A+Solutions have come out a number of times with no resolve and on the last visit stated that he believed the rats were sending out a scout to find entrance into the building under the foundation and then sending word back to the other rats to follow. At the request of the owner of 3205 Property Manager called Florida Wild Life Trappers d/b/a Wildout Animal & Pest Removal who was recommended to him to come out and take a look at the building. They were on the property for approximately 2 hours at no charge to investigate the building. They did find an opening in the attic crawl space and suggested the smoke test to determine if there are any other openings. And that if they couldn't find a solution would refund contract amount back. Jill Duckworth stated that Florida Wild Life Trappers d/b/a Wildout Animal & Pest Removal said rats and bats are known for in Winter Park and Windermere areas.

Jill Duckworth motioned to accept the estimate to do a smoke test service on the stack pipes to determine if the pipes have breaks in them where rodents can enter in the attic and building at the 3200 building for \$589.00. Strahimir Antoljak seconded. All in favor. Motion carried.

NEW BUSINESS:

Golf Cart Replacement: Property Manager received 3 estimates to replace one of the maintenance golf carts:

1. Mid Florida Golf Cars d/b/a National Carts for a 2016 Ezgo electric maintenance golf cart for \$3,951.51.
2. Orlando Golf Cars for an economy electric Yamaha maintenance golf cart for \$3,995.00, a good Yamaha maintenance golf cart for \$4,695.00, a better new electric Evolution maintenance golf cart for \$5,895.00 or their best new Yamaha maintenance golf cart for \$6,595.00.
3. Golf Carts of Center Florida for a 2017 Ezgo electric maintenance golf cart for \$4,002.75.

Jill Duckworth stated that Mid Florida Golf Cars is the company that has repairing/servicing the golf carts for years.

Jill Duckworth motioned to accept the estimate from Mid Florida Golf Cars d/b/a National Carts for a 2016 Ezgo electric maintenance golf cart for \$3,951.51. Peter Szedlacsek seconded. All in favor. Motion carried.

MANAGERS REPORT:

Board reviewed the Manager's report prior to the meeting. Stephen Combs asked if collections is a wide spread problem. Jill Duckworth stated it is not at this time but that previously has been.

ADJOURNMENT:

Jill Duckworth motioned to adjourn the Board of Directors meeting at 7:04 p.m.