

# FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

## BOARD OF DIRECTORS MEETING

### MINUTES

March 11, 2020

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

The duly posted Board of Directors Meeting was called to order by Jill Duckworth at 6:02 p.m. on Wednesday March 11, 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  
Gregory Golden, Director  
Joanna Hart, Sentry Management  
Patricia Rowe, Sentry Management

#### **MINUTES:**

Gregory Golden motioned to approve the February 12, 2020 Board of Directors Meeting minutes with the corrections to the date of the meeting, under open session the second paragraph second line word mixed to missed and last line word apart to a part, under Old Business fifth paragraph first line word stilling to still, under New Business second paragraph remove word place. Peter Szedlacsek seconded. All in favor. Motion carried.

#### **TREASURES REPORT:**

The unreconciled treasurer's report for February 2020 was read by Strahimir Antoljak.

#### **OPEN SESSION:**

Jill Duckworth informed residents that the a/c unit in the fitness center has been installed. The plumbing re-pipe demo in the 3/2 went well. Waste Pro did give the credit for the missed pick-ups and the Property Manager sent Waste Pro an email with pictures stating/showing the dumpster at the 2600 bldg. is a safety issue and if someone gets hurt it is because they did not replace it. Waste Pro replaced it two days later. The smoke test for the rats at the 3200 bldg. was complete and turned out there were two areas around a stack that was not sealed. Tip Top Roofing closed them and there has been no activity since.

Boby Clark gave her neighborhood watch information stating baseball season starting up and the back-parking lot at church at the end of St. Andrews Blvd being used we should not have a parking issue on St. Andrews Blvd. Bobye let residents know there is one week left for local voting and that she posted some Corona-19 virus precautions on the laundry room bulletin boards.

Resident asked if Property Manager can send out a letter to residents to stop feeding the animals. She sees bread out and is concerned that residents don't realize there could be pesticides on the bread and the animal can get sick. She will let Property Manager know when she sees it out.

## **OLD BUSINESS:**

No old business at this time.

## **NEW BUSINESS:**

Pool Furniture Re-Strap: Jill Duckworth let Board that Property Manager tried to get numerous bids but was unable:

Sunbrite Outdoor Furniture submitted a quote to strip, re-powder coat and re-strap 20 chaise lounges for \$90.00 a piece, 3 chairs for \$75.00 and pick-up & delivery for \$50.00 plus sales tax. All combined total is \$2,206.63. Jill Duckworth stated that Sunbrite Outdoor Furniture has done good work in the past on the pool furniture.

Stephen motioned to accept the quote to strip, re-powder coat and re-strap 20 chaise lounges for \$90.00 a piece, 3 chairs for \$75.00 and pick-up & delivery for \$50.00 plus sales tax. All combined total is \$2,206.63. Peter Szedlacsek seconded. All in favor. Motion carried.

Re-Roof Buildings 2000 & 2200: Property Manager received three proposals for each building to be re-roofed:

1. Tip Top Roofing submitted two proposals: To re-roof building using tar and gravel to match the other existing roofs building 2000 is \$53,225.00 and building 2200 is \$53,225.00.
2. Omega Roofing, Inc submitted two proposals: To re-roof using tar and gravel to match the other existing roofs building 2000 is \$95,000.00 and building 2200 is \$95,000.00.
3. Crown Roofing submitted a proposal using a TPO roof for both buildings 2000 & 2200 for \$129,913.00. They stated that this is the only proposal they could submit that their tar & gravel crew only work in South Florida and would be to costly to bring them up here.

Stephen Combs asked why we don't change to the TPO roof that is much lighter then tar & gravel. Joanna Hart stated that changing the roof would be a change of common element and per statutes cannot. Also, the tar & gravel exceeds TPO roofs life expectancy.

Peter Szedlacsek motioned to accept the two submitted proposals from Tip Top Roofing to re-roof using tar and gravel to match the other existing roofs at building 2000 for \$53,225.00 and at building 2200 for \$53,225.00. Jill Duckworth seconded. All in favor. Motion carried.

Gutter Cleaning: Jill Duckworth informed the Board this is not a vote this is a 5-year contract that was signed back in 2015 with the Board at that time and Tip Top Roofing to clean out the gutters on certain buildings twice a year for \$2,200.00. Property Manager informed the Board this is not for all the buildings just the ones with the large trees around them. Map was enclosed in Board packet with the buildings highlighted that the gutters will be cleaned.

Tree/Shrub Intrusion Rear of 1200 Bldg.: Jill Duckworth told the Board the pictures enclosed in the packet was from a unit that had some plant intrusions. Maintenance cut open the area to see where it possibly was coming from. City of Winter Park Arborist is due to come out to look at it. The tree outside the unit is a healthy Live Oak which are protected trees. As a last resort if the tree had to come out the City would require that the Association plant new trees to replace it.

Peter Szedlacsek motioned to spend up to \$500.00 to treat and create a barrier to stop the intrusion into the building. Strahimir Antoljak seconded. All in favor. Motion carried.

Landscape Contract: O & A Landscape Maintenance submitted a June 1, 2020-May 31, 2021 landscape contract for \$55,805.40 annually with monthly payments for \$4,650.45.

Property Manager stated that they have been on the property for 4 years now. The first two years there was no cost raise in the contract. Last year went up 5% and this contract there is only a 3% raise. And that the contract includes the cutting of the Crepe Myrtles and fertilization & pest control. The only thing not included is the Palm trees for \$25 per Palm (there are 107 Palms). Reminded the Board the company before O & A come here were taking two days a week to try and maintain the property, was using day laborers and had constant complaints on how the property looked.

Jill Duckworth stated she has been at the property for over 20 years, while her mom lived here and now that she does, and thinks and has heard from resident that it looks the best it ever has.

Joanna Hart stated the contract states that either party may terminate the contract with a 30-day written notice.

Jill Duckworth motioned to accept the submitted landscape contract from O & A Landscape Maintenance from June 1, 2020-May 31, 2021 for \$55,805.40 annually with monthly payments for \$4,650.45. Strahimir Antoljak seconded. All in favor. Motion carried.

Peter Szedlacsek would like the family pool to look more tropical like the clubhouse pool. Property Manager stated the clubhouse pool has the landscape inside the fence and that the family pool does not. Will take a look at the pool to see what could be done. Possibly some potted palms inside the fence.

### **MANAGERS REPORT:**

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

### **ADJOURNMENT:**

Jill Duckworth motioned to adjourn the Board of Directors meeting at 6:47 p.m.