

# **FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.**

## **BOARD OF DIRECTORS MEETING**

### **MINUTES**

**June 10, 2020**

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

The duly posted Board of Directors Meeting was called to order by Jill Duckworth at 4:05 p.m. on Wednesday June 10, 2020 at 200 St. Andrews Blvd., Winter Park, Florida 32792 at the on-site Clubhouse.

**THOSE PRESENT:** Jill Duckworth, President  
Peter Szedlacsek, Vice President  
Mark Summers, Treasurer  
Stephen Combs, Secretary  
Gregory Golden, Director  
Joanna Hart, Sentry Management  
Patricia Rowe, Sentry Management

#### **MINUTES:**

Mark Summers motioned to approve the May 11, 2020 Board of Directors Meeting minutes with the corrections to the minutes under open session second paragraph fourth line seeing to seeking and under open session last paragraph third line force to enforce. Peter Szedlacsek seconded. All in favor. Motion carried.

#### **TREASURES REPORT:**

The treasurer's report for May 2020 was read by Mark Summers.

#### **OPEN SESSION:**

Jill Duckworth informed the Board the barrier behind the 1200 bldg. is still being worked on.

Jill Duckworth informed Board we are still waiting on replacing the viburnum bushes at the tennis court pool which continue to being treated by True Green for a fungus. O & A Landscape is watching to see if they will come back if not, they will replace them at no cost to the Association.

Jill Duckworth informed the Board that 2 of the 3 falls have settled with the insurance company. The third fall was at the rear of 900 bldg. this person is not a resident at the Four Seasons. She has not contacted us and have no further information regarding this person.

Jill Duckworth informed the Board the Property Manager and her had a phone conference with Neal McCulloh to discuss opening the pools. Neal stated that there is legal risk to the Association either way whether they open the amenities or they remain closed. Peter Szedlacsek stated the public pools are open. Jill explained that the Association has no insurance coverage for Covid-19 or any communicable disease. Four Seasons homeowners own the common elements. Therefore, if a lawsuit was brought against the Four Seasons legal defense and if any settlement would have to be paid for with either a special assessment or increased monthly

assessment. Joanna Hart stated that this also means the part of the insurance, D&O coverage, which normally covers the Board is not in effect either. Neal also stated don't put rules in effect that you cannot enforce. There was discussion that the chlorine will kill the virus in the water and the heat will kill the virus on the furniture surfaces, is it the Association's responsibility to sanitize/clean the furniture and what's the resident's responsibility to use the amenities. Suggestions were made to post signs, have residents sign an indemnity, hold harmless waiver and remove or tie/chain up the pool furniture. Board agreed that the fitness center, guest suite and clubhouse will remain closed for now.

Jill Duckworth motioned to open the pools with signs stating use at your own risk and any other verbiage Neal McCulloh feels should be on them and chaining up the furniture.

Peter Szedlacsek motioned to open the pools with signs stating using at your own risk and any other verbiage Neal McCulloh feels should be on them and leaving the furniture out for residents to use. Gregory Golden seconded. Jill Duckworth not in favor of leaving the furniture unchained/out. Motion carried.

Jill Duckworth motioned to open the tennis court with signs stating using at your own risk and any other verbiage Neal McCulloh feels should be on them. Stephen Combs seconded. All in favor. Motion carried.

Jill Duckworth motioned to spend up to \$800 for new signs for the amenities. Peter Szedlacsek seconded. All in favor. Motion carried.

### **OLD BUSINESS:**

No old business at this time.

### **NEW BUSINESS:**

Insurance Renewal:

Brown & Brown Insurance submitted the insurance renewal for \$190,234.00. Property Manager informed the Board there is increase in the premium which was expected. Insurance agents were estimating increases of 15%-25% due to national disaster globally like hurricane, California fires, tornadoes etc. Joanna Hart stated there is policy called Legal Defense Gap which helps cover non-covered expenses. Property Manager will call Brown & Brown Insurance to discuss this gap policy.

Jill Duckworth motions to accept the insurance renewal for \$190,234.00 from Brown & Brown Insurance. Peter Szedlacsek seconded. All in favor. Motion carried.

### **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 5:26 p.m.