

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

June 17, 2020

CALL TO ORDER:

The duly posted Board of Directors Meeting was called to order by Jill Duckworth at 4:06 p.m. on Wednesday June 10, 2020 via go to meeting

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

OLD BUSINESS:

Amenities Re-Opening Discussion with Attorney:

Neal McCulloh joined the meeting to discuss the protocols to start the re-opening some of the amenities. Neal stated that there is risk with opening and keeping the amenities closed. No matter which one the Board chooses there is a potential to get sued. Neal states there are ways to help protect the Association by taking numerous steps. Have residents sign a Release, Indemnity and Hold Harmless waiver, change the locks that to get new keys have to sign the waiver, post signs to include using at their own risk, hire security at the amenities to make sure residents are following the rules, remove the furniture, move furniture to 6' apart and bolt down so it can't be moved, sanitize the pool areas after usage. Neal said doing any or all of these still does not guarantee the Association will not be sued and if so, there is no insurance for this. The Board does have insurance under the Association documents; Indemnification of Directors and Officers that will cover them stating that the Association will pay for their legal fees.

Neal McCulloh did state that there is legislation out there that is trying to stop anyone for suing over the Covid-19 as it considered like an Act of God but this hasn't passed. Neal states that this is a business decision for the Board which has a fiducial duty to protect the health, safety and welfare of the resident/owners of the Four Seasons. Neal states it's what additional if any protocols do you want in place.

Mark Summers stated that the chlorine kills the virus in the pools and the sun should kill the virus on the pool furniture making it a low risk of transmission. Is the Association negligent for not sanitizing the pool furniture and that residents should have some responsibility in using the amenities.

Peter Szedlacsek stated he thinks should have resident sign the agreement/waiver and change locks. Peter stated that he thinks the fitness center should remain closed as there is no way to social distance in it.

Peter Szedlacsek thinks the pool furniture should stay out. Board agreed.

Jill Duckworth stated the fitness center, guest suite and clubhouse should remain closed at this time. The rest of the Board agreed.

Gregory Golden stated there has been an increase in cases but not in deaths.

Jill Duckworth stated that if the residents do not follow the rules Neal McCulloh stated that the Board can shut the amenities back down. Neal confirmed that is correct.

Neal McCulloh stated that he can draft up the Release, Indemnity and Hold Harmless waiver but would like to use strong verbiage so that the Association is covered in the event of a law suit.

Mark Summers made a motion to have Neal McCulloh draft up a waiver with a letter to the residents explaining the waiver. Stephen Combs seconded. All in favor. Motion carried.

Jill Duckworth made a motion once we have the waiver and letter from Neal McCulloh to send the letter and waiver and change the amenities locks except the laundry rooms which have remained open. Mark Summers seconded. All in favor. Motion carried.

Jill Duckworth stated to the Board if they are hearing things or need to discuss something between meetings to contact Jill or Patty in the office so that she can pass it on to the rest of the Board and not have to wait for the next meeting. Jill stated the Covid-19 has been a lot which has taken a lot of time and she needs help with it.

Mark Summers stated that if a homeowner decided to sue the Association, they would be suing themselves.

Stephen Combs asked if the Association could get a rebate from the insurance for not being able to use the pools. Property Manager will reach out to the Brown & Brown Insurance and ask.

ADJOURNMENT:

Jill Duckworth motioned to adjourn the Board of Directors meeting at 5:06 p.m.