

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC. BOARD OF DIRECTORS ORGANIZATIONAL MEETING

MINUTES October 19, 2020

The Organizational Meeting of the Directors of Four Seasons Condominiums of Winter Park, Inc. was held on October 19, 2020 at the on-site clubhouse which was called to order at 6:06 p.m. by Jill Duckworth and yielded the following results:

The positions were filled via floor nominations, acceptance and unanimous votes on all counts as follows:

President – Jill Duckworth
Vice President – Peter Szedlacsek
Treasurer – Stephen Combs
Secretary – Gregory Golden
Director – Sara Kendall Miles English

Jill Duckworth stated she would like to be President again that she spent a lot of time this past year speaking with Property Manager, Attorney and Insurance Company to make decisions regarding the Covid-19 and the effects it had on the Association/Community. It was a difficult year.

Both Jill Duckworth and Stephen Combs stated this will be their last year on the Board.

There was some discussion that if during the year a Board member could no longer be on the Board does the Board have to fill the position. Jill Duckworth said no the Board does not have to fill the position. Stephen Combs stated he prefers a Board of five members that with four members decisions could be deadlocked.

Jill Duckworth stated to the other Board members that Board emails and items in Board packets is not to be discussed with other resident only what is talked about at the Board Meeting can be shared. This applies to Board members past and present. It was brought to the Property Manager that a previous Board Member was sharing a resident's private information. This violates Board Members fiduciary duty.

Jill Duckworth informed the Board Members that a tenant has showed threatening behavior numerous times towards the Property Manager and other residents who submitted in writing to the office the incidents. Police have been called out numerous times regarding this tenant. The lease on file has expired and Jill is not going to approve a lease renewal.

Jill Duckworth motioned to deny lease renewal and to have Neal McCulloh send letter to homeowner and tenant that another lease will not be approved and the tenant must vacate the unit. Peter Szedlacsek seconded. All in favor. Motion carried.

Property Manager gave Board members a copy of a map of the community showing which half each of the maintenance men to care of.

The organizational meeting was adjourned at 6:49 p.m.