

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

**BOARD OF DIRECTORS MEETING**

**MINUTES**

**January 13, 2021**

**CALL TO ORDER:**

The duly posted Board of Directors Meeting was called to order by Jill Duckworth at 6:04 p.m. on Wednesday January 13, 2021 at 200 St. Andrews Blvd., Winter Park, Florida 32792 at the clubhouse.

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

**MINUTES:**

Jill Duckworth motioned to approve December 21, 2020 Board of Directors Meeting minutes. Gregory Golden seconded. All in favor. Motion carried.

**TREASURES REPORT:**

The treasurer's report for December 2020 (unreconciled) was read by Stephen Combs.

**OPEN SESSION:**

No residents were in attendance of the meeting.

Stephen Combs stated that homeowner David Lutz who was not in attendance is a General Contractor suggested that we look into TPO (thermo plastic olefin) roofs which he says are more cost effective than tar and gravel roofs.

Stephen Combs asked the Board how they felt about a community wide yard sale one weekend in the spring. He suggested that residents that would like to participate make a contribution to help pay for the permit. Jill Duckworth stated that in the next newsletter that is going out she is asking for volunteers to be on committees to help organize things of this nature; yard sale, social events, landscaping etc.

Jill Duckworth stated that we are working on getting a calendar on the website to see availability of the guest suite. Reservations and payment would still need to go through the office as we do not have the software to provide reservations and payment online. Jill also stated that a homeowner requesting information from the Board stated she was chosen to represent a group of sixteen homeowners that feel the Board is not transparent. Jill sent this homeowner a nice/polite email inviting her to the Board meeting to discuss this with

the Board instead of forming small groups and giving out false information and to stop the spread of gossip and rumors threw out the community. Jill stated two homeowners in this group came to the December's Board meeting and three homeowners came to her to discuss the budget/dues increase.

Jill Duckworth stating that her and Property Manager have started a new daily maintenance schedule for maintenance to follow to see where we can cut down time to enable them to get more work done. In doing this would allow for more projects to get done instead of subbing them out to contractors. The pressure washing alone has saved the Association \$40,000. Jill stated that on a monthly schedule maintenance is doing car permit checks, walking their section looking for trip hazards, things on porches not allowed, checking pools, etc. Previously a homeowner suggested why can't maintenance service the pools. Jill stated that they are not licensed to do so. Jill stated that in a few weeks she will show the Board the maintenance reports, after whiting out the names, to see what is being done.

Gregory Golden asked if the upstairs at the clubhouse has been remodeled. Jill Duckworth stated no it has not. Gregory asked if we could make another guest suite upstairs? Jill stated no that we would not be able to make it ADA compatible.

Jill Duckworth motioned to open up the fitness center with residents using it at their own risk. Gregory Golden asked if are sanitary wipes in there the fitness center. Property Manager stated there are. Stephen Combs seconded. All in favor. Motion carried.

### **OLD BUSINESS:**

No old business at this time.

### **NEW BUSINESS:**

**Hot Water Heater in 3400 Bldg. Laundry Room:** Bryan Plumbing installed new Rheem 105-Gallon Tall Marithon Heavy Duty Electric Hot Water Heater in the 3400 bldg. that was leaking for \$3,250. Jill Duckworth motions to ratify the replacement invoice for the \$3,250 that she approved. Stephen Combs seconded. All in favor. Motion carried.

Stephen Combs asked about Board Member Sara Miles-English not attending meetings and that if she can't should the Board replace her. Property Manager will check if there are criteria for Board member missing to many meetings to be removed from the Board. Jill Duckworth stated replacing a Board member would not be a vote and asked Stephen if he has someone in mind. Jill stated that a replacement if any would need to be someone that has attended meetings and has knowledge of what has been going on in the community.

### **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 6:57 p.m.