

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

March 10, 2021

CALL TO ORDER:

The duly posted Board of Directors Meeting was called to order by Jill Duckworth at 6:00 p.m. on Wednesday March 10, 2021 at 200 St. Andrews Blvd., Winter Park, Florida 32792 at the clubhouse.

THOSE PRESENT: Jill Duckworth, President
Stephen Combs, Treasurer
Gregory Golden, Secretary
Sara Miles-English, Director
Patricia Rowe, Sentry Management

MINUTES:

Jill Duckworth motioned to approve February 10, 2021 Board of Directors Meeting minutes. Sara Miles-English seconded. All in favor. Motion carried.

TREASURES REPORT:

The treasurer's report for February 2021 was read by Gregory Golden.

OPEN SESSION:

Bobbie Clark informed the residents that Phil Anderson won the Mayor election.

Bobbie Clark stated that the library is now giving out free tax help but that it is filling up fast and appointments are required. She has a list of other tax help in the county if anyone needs it. Property Manager will post in the laundry rooms.

Homeowner suggested the Association send out notices for residents to check their main water shut off valves to see if functional and to submit it to the office similar to the fire alarm notices stating this could help the risk of litigation in the event of a leak. She also requested that notice be sent out to homeowners and renters regarding the importance of insurance. Jill Duckworth stated that in the next newsletter she will be encouraging homeowners and renters to be sure they are properly insured and reiterate the importance of having insurance.

Homeowner asked what the homeowner/renter ratio is and if this affecting getting a loan to purchase a unit. Property Manger stated ratio is approximately 60/40 and that new homeowners are obtaining loans. Jill Duckworth stated per the docs the Association does have the "Right of First Refusal" which eliminates the ability to get an FHA loan. Homeowner asked if the docs could be changed to include new homeowners could

not rent out their unit for the first 1-2 years to stop investors from coming in. Jill stated per our docs we would need 2/3 vote to change the docs and, in the past, we have not been able to get a vote. Homeowner stated she would like changes such as breed restrictions and weight limits on pets. Property Manager stated part of the issue getting 2/3 vote to change the docs is that investors do not want to change the docs and don't vote.

Jill Duckworth stated the re-pipe project has started back up. In the past we informed residents that the downstairs unit could move forward even if the upstairs said no and that upstairs could only be done if downstairs said yes. The Plumbers have stated that this will cost the Association more money and possibly cause more holes and repair to the downstairs twice. Moving forward the Plumbers will have to re-pipe both the downstairs and upstairs at the same time.

Jill Duckworth stated Sentry Management is implementing a new call-in meeting system. Once in place Property Manager will put on the Agenda this information for homeowners/residents to attend meeting via phone.

Jill Duckworth informed residents Michael Cleary resigned from maintenance to pursue new endeavors and that the Four Seasons thanks him for his time here and wishes him well. Sentry Management will be posting the maintenance position and that all new applicants need to apply there. The new maintenance schedule will have John Geer working Monday thru Friday and weekends will be for emergencies only.

OLD BUSINESS:

None at this time

NEW BUSINESS:

Resident Concern/Allegation of Illegal Activity: Before addressing an email from a homeowner, who stated she is representing several people in the community, Jill Duckworth read some important information per our Attorney and at the insistence of the minor children's parent whose children were named in this homeowner's email to the Board without the parents' permission. No information included in the email referencing the minor children may be discussed in the meeting. To be clear, these minor children are not involved in any illegal activity, they do not have firsthand knowledge of any resident being involved in any illegal activity and have not witnessed any illegal activity at Four Seasons.

Jill Duckworth stated that in a phone conference last year involving another situation at Four Seasons our attorney advised that any illegal activity witnessed or suspected by a Four Seasons resident may be reported to the authorities by that resident and the Association urges and supports such action. The Association, however, may only get involved in reporting illegal activities if such activities are taking place in a common area and are witnessed by a board member or Sentry employee. The Association may not act based on reports by residents of alleged or suspected illegal activities. If you see people sleeping in cars parked in our parking lot (day or night) authorities may be notified for a "wellness check". Hopefully, police knocking on their windows will convince individuals to seek another area off Four Seasons property to "wait for a friend".

The mother of the children named in this email addressed the Board and the residents present stating she did not appreciate her children and/or any children addressed without parent consent. This situation has made her very uncomfortable and that if any other homeowner/resident has an issue or suspects any situation with her children they are to come directly to her and not her children. Homeowner, Linda Denissen, stated she

was the homeowner who wrote the email to the Board and that she didn't know the child was a minor as he is in 12th grade in high school and that the child told her he was 18. Mother stated he is a child with special needs and that his level of understanding is therefore affected. Linda tried again to address the mother. At this time the mother stated she was done with the conversation.

Jill Duckworth addressed the email allegations regarding a resident possibly dealing drugs, growing marijuana inside the unit, and stealing bikes. Jill reiterated that if the residents have witnessed any illegal activity it is up to the resident to call the Police. Jill again stated what the Board can/cannot do regarding alleged illegal activity. Linda Denissen stated this same resident was on the roof. Property Manager asked why this wasn't reported and the resident stated because nothing would be done about it. Property Manager stated without knowledge of any of this she not given the opportunity to determination whether anything could have been done.

Regarding the "no policy" in place for background checks of adult children living with parents. Property Manager stated since she has been at the Four Seasons any adult 18 and over are background checked. Jill Duckworth also stated that if the background check comes back with something on it the Association cannot deny them if they have paid the debt to society. We cannot discriminate. Linda Denissen stated she has a list of residents/children living here that have not been approved. Property Manager asked her for a copy of the list. Linda said she would not want to provide the list because nothing would be done about it anyway.

Homeowner asked what the Board is doing to enforce the Rules and Regulations with the above mentioned unit. The homeowner stated the same unit is loud, yelling profanity and the dog is always getting out without a leash on it. Jill Duckworth stated that we have sent violation letters to this unit and have been in contact with the resident's parent. As for the dog, our only choice would be to call animal control. There are three violation letters sent after that, with no fining in place per the documents, the Board would need to decide whether or not to send this to the attorney. Linda Denissen stated that Florida Statutes say different. Property Manager to follow up on this.

Stephen Combs stated he has videos from homeowners/residents of people parked in vehicles where illegal activity is going on. Jill Duckworth again stated we are not the police and that homeowners/residents need to call the Police when they suspect illegal activity.

Homeowner Request for Amenity Key w/o Waiver: Homeowner submitted email request to Board to obtain an amenity key without signing the waiver stating that he has been vaccinated and therefore shouldn't have to sign a waiver to use the amenities. Jill Duckworth stated that the waiver was put in place during Covid-19 per the attorney to protect the Association and that all homeowners/residents were required to sign. Sara Miles-English, a Registered Nurse, stated that even with the vaccination people can still pass the virus onto others. Jill Duckworth motioned to deny homeowner's request to receive amenity key without signing waiver. Sara Miles-English seconded. All in favor. Motion carried.

Exterior Mansard Repair 3207:

Jill Duckworth approved emergency estimate from General Construction of Orlando, Inc. for unit 3207 for \$950.00 to repair the exterior mansard which was leaking into the unit and repair the inside damage from the leak.

Jill Duckworth motioned to ratify the approval from General Construction of Orlando, Inc. for unit 3207 for \$950.00 to repair the exterior mansard that was leaking into the unit and repair the inside damage from the leak. Sara Miles-English seconded. All in favor. Motion carried.

Exterior Mansard Repair 2803:

Jill Duckworth approved emergency estimate from General Construction of Orlando, Inc. for unit 2803 for \$7,900.00 to repair the exterior mansard which was leaking into the unit and repair the inside damage from the leak.

Jill Duckworth motioned to ratify the approval from General Construction of Orlando, Inc. for unit 2803 for \$7,900.00 to repair the exterior mansard which was leaking into the unit and repair the inside damage from the leak. Sara Miles-English seconded. All in favor. Motion carried.

Landscaping: O & A Landscaping submitted a proposal to relandscape:

Front Entrance circle: remove current landscape on the island. Front of the island facing the road install two 7 gallon Podocarpus on either side of the Sign. 6 Yellow Dwarf Ixora will be installed in groups of 3 on each side of the sign. In front of the sign install 60 Blue My Mind perennials. Other side of the wall will be 2 rows of 11 Mexican petunias and then the rest of the island will be 180 sq ft St Augustine grass. Fine Pine mulch will be installed around the Blue perennials and pine bark nuggets will be installed around the rest of the plants. Totaling \$1282.

600 Bldg.: at the back of 608/609 rip out all of the plants from the road to the palm, trim the palm tree, replace with St Augustine sod. By the other end remove all of the ferns, crotons and bromeliads but keep the oyster plants replacing with 612 sq ft Shade St Augustine grass and 17 Viburnum plants up against the building and boxing in the AC units. Totaling \$1005. Left side of building fill in Viburnum hedge with 2 Viburnums. Totaling \$30. Front of 600 building install 13 Schefflera Trinnettes under the windows, remove liriopie in a couple of places for the new plants. Totaling \$215.

900 and 1100 Backflows: remove the Pittosporum plants around the back flows and replace with St Augustine grass. Totaling \$175.

1000 Bldg.: back of the entire building rip out everything except the Podocarpus and Roebillinis, replace with 30 Schefflera Trinnettes. Totaling \$750.

Unit 806: remove plants homeowner installed and replace with 5 more Schefflera Trinnettes. Totaling \$75.

400 Bldg.: left side of building remove plants and replace with 14 Mexican petunias. Totaling \$210.

700 Bldg.: under the windows where there are missing plants replace with 24 Dwarf Yellow Ixora, also under 2 windows remove the Hawthorn and Mondu grass. Totaling \$380.

500 Bldg.: unit 501 pull out Hibiscus and replace with 5 Schefflera Trinnettes, rear of 506 rip out all the plants and install 110 sq ft St Augustine grass in the area and around the green electric box. Totaling \$185.

Trees and Vines: remove limbs and large clumps of vines in trees, shrubs and palms, only cutting from the ground, once vines are cut from the root's vines will start to die. Totaling \$450.

The quotes does not include mulch or irrigation adjustment unless stated.

Jill Duckworth motioned to accept all landscaping for a total of \$4,568.00. Gregory Golden seconded. All in favor. Motion carried.

MANAGERS REPORT:

Board reviewed the Manager's report prior to the meeting. Not questions at this time.

ADJOURNMENT:

Jill Duckworth motioned to adjourn the Board of Directors meeting at 7:47.

APPROVED