

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

April 14, 2021

CALL TO ORDER:

The duly posted Board of Directors Meeting was called to order by Jill Duckworth at 6:02 p.m. on Wednesday April 14, 2021 at 200 St. Andrews Blvd., Winter Park, Florida 32792 at the clubhouse.

THOSE PRESENT: Jill Duckworth, President
Peter Szedlacsek, Vice President
Gregory Golden, Secretary
Joanna Hart, Sentry Management
Patricia Rowe, Sentry Management

MINUTES:

Jill Duckworth motioned to approve March 10, 2021 Board of Directors Meeting minutes with corrections to New Business; first line after word homeowner add a comma and second line after word community add a comma. Gregory Golden seconded. All in favor. Motion carried.

TREASURES REPORT:

The treasurer's report for March 2021 was read by Joanna Hart.

OPEN SESSION:

Jill Duckworth informed residents John Geer resigned from maintenance to return to a previous endeavor. Four Seasons thanks John for his time here and wishes him well. His last day will be Friday April 16th. Sentry Management has hired two new maintenance men, Ron who started on Monday the 12th and Greg who starts next Monday the 19th. Both come to Four Seasons with multiple years of maintenance experience and numerous skill sets. Jill stated that Property Manager asked our janitorial contractor to help out during the next few weeks while the new maintenance men get familiar with the property.

Jill Duckworth stated that a homeowner in the 3700 bldg. stated that they have been hearing noises in the attic and believe it to be rats. The Board has had Wildout Animal Removal for several months monitoring the situation with placing bait/traps, using spray deterrent, and checking the building for possible points of entry. There has been no evidence of rats in all this time nor have there been consistent complaints from any other residents in the building. Jill stated we have monitored and will continue to monitor the situation and asked that no rumors get started over a lack of response to this matter by the Board and/or Property Manager.

Jill Duckworth addressed an email from Stephen Combs regarding an opossum with babies in an outside storage unit at the 1600 bldg. Stephen's email stated that residents told him that someone living unapproved in the 1600 bldg. dumped the opossum babies in the ditch and that now that the Board has knowledge, we need to report possible animal cruelty/criminal activity to the Police. Jill explained again, as in the past, if a resident has witnessed and/or has knowledge of a possible crime they are to call the Winter Park Police. Jill also stated that the Board and Association had no knowledge of this potential resident living in the unit until this discussion; however, the Property Manager will now follow through with a letter to the homeowner.

Homeowner, Ellen Heim, asked the Board about the resident possibly living in the unit and why they haven't been background checked. Property Manager stated this unit was owned by deceased mother of the current homeowner. This unit never went up for sale and it was inherited by her son. Jill Duckworth stated when a unit is inherited, we cannot deny the transfer. However, in the past most inherited units have been resold and not occupied by the new owner. Property Manager stated that if the new homeowner is going to live there, she will do a background check on them or any tenants they are moving in.

Resident asked about the re-pipe schedule. Jill Duckworth stated that last year during Covid-19, per our attorney, we stopped all non-emergency projects. During this time Bryan Plumbing started up another re-pipe project. Also, during last year Bryan Plumbing slowed down due to some outbreaks of Covid-19 affecting their employees. We have started back up and Bryan Plumbing is working on a schedule for the remainder of the year. This year we will probably finish up the 3/2 units. Bryan Plumbing has stated that the other project they are working on will be completed by the end of this year. Gregory Golden asked if we can have some dates to share with residents for the next meeting. Property Manager stated she will get the dates.

Homeowner Ellen Heim asked if we could make some bigger parking spots that accommodate larger vehicles/trucks. Ellen stated that she discussed this with the Property Manager and she told Ellen when the community was paved the paving company striped the spots based on what was up to code. Ellen asked the Board to write to code enforcement to allow bigger spaces. Jill Duckworth stated there are oversized spaces on the property for larger vehicles. Ellen stated residents would like larger spaces near their unit. Jill stated that we cannot put larger spaces at specific units and that even if we did, we cannot make residents park in those spots. Jill encouraged Ellen to get a committee together, gather some information, and bring it to the Board. Jill stated that if a resident wants oversized parking, there are spaces near the 2300 bldg. Ellen stated a large truck parks near her unit and then when she parks next to the truck, she has trouble opening her doors. Property Manager stated oversized parking would just be longer not wider. Ellen asked if we could reserve some spots. Jill stated we do not have reserved parking other than the carports. Even handicapped parking is not reserved to a unit as its first come first serve to anyone with a handicap sticker/plate.

OLD BUSINESS:

None currently

NEW BUSINESS:

Resident Chairs:

Homeowner, Ellen Heim, asked Board why we are not following the Rules & Regulations and allowing residents to keep chairs out in the common areas when not in use. Jill Duckworth stated she walked the entire property and found four chairs out: one at the rear of 805, one between the rear of 1700/1800 bldgs. and

2402 has one in the rear and one out front. Jill stated they are not causing a trip or fire hazard. Ellen asked when this rule was changed. Jill stated we have 316 units and only 4 chairs are out. Jill stated that personally she is against removing the chairs, but that she is just 1 of 5 and it's up to the majority of the Board. Ellen stated then why not change the rules. Joanna Hart stated the Board can change the Rules & Regulations regarding common elements. Board would need to have a meeting with 14-day notice to the members. Ellen stated nothing has ever or will ever happen. Joanna stated there was a time when the Board cleared out all the common areas and that the community was in an uproar over it. Joanna asked Ellen if the chairs were the matter that is bothering her. Ellen stated "no" that it is the fact that the Board not is enforcing all the Rules & Regulations.

Jill Duckworth motioned to show some tolerance when asking residents to remove items in the common areas. Gregory Golden seconded. All in favor. Motion carried.

Pool Furniture:

Sunbrite Outdoor Furniture submitted a quote to re-powder and re-strap 11 chaise loungers and 1 dining table for \$1,273.13.

Jill Duckworth motioned to accept Sunbrite Outdoor Furniture quote to re-powder and re-strap 11 chaise loungers and 1 dining table for \$1,273.13. Gregory Golden seconded. All in favor. Motion carried.

Handicapped Ramp:

Jill Duckworth stated that 3 residents, 2 of which sent in a written request, are asking for a handicapped ramp to be installed at the front of 700 bldg. near unit 701 which is currently a handicapped parking spot.

General Construction of Orlando, Inc. submitted an estimate to install a handicapped ramp at the front of 700 bldg. for \$1,500.00.

Gregory Golden motioned to accept General Construction of Orlando, Inc. estimate to install a handicapped ramp at the front of 700 bldg. for \$1,500.00. Jill Duckworth seconded. All in favor. Motion carried.

Landscape Contract Renewal & Palm Tree Trimming:

O & A Landscaping submitted landscape contract renewal with a 3% increase from last year to \$57,480.00 annually and \$4,790.00 monthly.

Jill Duckworth stated she thinks the property looks good, the owner of the company is here every week walking the property, and she is happy with O & A Landscaping. Jill stated that the contract includes palm tree trimming for \$25 per palm. Property Manager stated there is 107 palm trees total. Jill stated that O & A Landscaping has never raised the cost for palm trimming.

Jill Duckworth motioned to accept the O & A Landscaping contract renewal with a 3% increase from last year to \$57,480.00 annually and \$4,790.00 monthly. Gregory Golden seconded. All in favor. Motion carried.

Jill Duckworth motioned to accept O & A Landscaping trimming the 107 palm trees at \$25 per tree for a total of \$2,675.00. Gregory Golden seconded. All in favor. Motion carried.

Re-Roof Building 500:

Jill Duckworth stated to the Board per Tip Top Roofing's email re-roofing prices are higher than in the past because of a change in codes effective January 1st. All roofs must have positive drainage and therefore if a roof needs to be replaced, and it is flat enough to hold large amounts of water, they must taper the roof for positive drainage. All our roofs hold large amounts of water. Jill stated the re-roof already approved for building 800 is scheduled to start in approximately 3 weeks. A resident from the 800 building asked if that is a guaranteed start up time. Property Manager stated we cannot guarantee the start-up day due to weather.

Tip Top Roofing submitted a proposal to re-roof building 500 for \$65,770.00. Jill Duckworth motioned to accept Tip Top Roofing proposal to re-roof building 500 for \$65,770.00. Gregory Golden seconded. All in favor. Motion carried.

Re-Roof Building 1700:

Tip Top Roofing submitted a proposal to re-roof building 1700 for \$64,685.00. Jill Duckworth motioned to accept Tip Top Roofing proposal to re-roof building 1700 for \$64,685.00. Gregory Golden seconded. All in favor. Motion carried.

Re-Roof Building 2800:

Tip Top Roofing submitted a proposal to re-roof building 2800 for \$58,150.00. Jill Duckworth motioned to accept Tip Top Roofing proposal to re-roof building 2800 for \$58,150.00. 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 7:30.