

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

May 12, 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 May 12, 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:

Before approval of minutes Jill Duckworth informed the residents that Stephen Combs submitted his resignation from the Board of Directors on April 19, 2021 effective immediately.

Jill Duckworth motioned to approve April 14, 2021 Board of Directors Meeting minutes with corrections to Old Business; last paragraph, third line correct spelling from "stripped to striped". Gregory Golden seconded. All in favor. Motion carried.

TREASURES REPORT:

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

OPEN SESSION:

Bobbie Clark informed residents that the CDC has approved Covid vaccines for ages 12 thru 15.

Jill Duckworth informed residents that the re-roof of building 800 is complete. Kustom US is still working on the remediation/dry out of the affected units and that this has been turned over to the Association's insurance. At this time, we are waiting on the Insurance Adjuster to tell us when we can complete the repairs to the inside of the units. Jill gave a thank you to Patty the Property Manager for getting the re-roof started so quickly. When Patty learned of the severity of the leak, she was on the phone with Tip Top Roofing late that night working to get them out to start immediately. Had it not been for her doing that we would have had to wait a few weeks for them to start per their current schedule. This is also another reason why Four Seasons continues to use some of the same vendors as we are long time loyal customers and take precedence with them.

Jill Duckworth stated that the new maintenance men Ron and Greg are doing a great job and we are happy to have them here with us. She stated that both of them come with years of experience in the maintenance field.

Jill Duckworth stated that our insurance is coming up for renewal in June and that our insurance agent Brown & Brown Insurance is currently shopping our policies to get the best pricing available. Jill stated that some of the policies can only be quoted 30 days out prior to renewal.

Jill Duckworth stated the Property Manager is in the process of obtaining bids for the pressure washing and sealing of all the buildings. This is a project we do every 5 years to maintain the warranty on the mansard shingles.

Jill Duckworth stated we are still discussing the upstairs clubhouse renovation. We would like to start with painting and replace the carpet with vinyl flooring. Jill said that the books in the library that we are not keeping we would like to donate if possible. Bobbie Clark stated that the Winter Park Library may be interested in some of the books. Peter Szedlacsek stated he would like to see a ping pong table up there. Gregory Golden asked where the money would come from for the renovation. Property Manager stated it would come out of the clubhouse reserves.

Bobbie Clark stated the city is doing tree work in the park and asked if they could trim back the limbs hanging over our rear retaining wall. Property Manager stated that she has submitted a work order to the City to trim.

OLD BUSINESS:

Tentative Plumbing Dates:

Jill Duckworth stated that Bryan Plumbing has submitted tentative dates to start up re-pipe units for the rest of 2021. We are hoping to complete the 3/2 units this year and to do a 2/2 unit as a test pilot to be able to inform residents what to expect.

July: Monday-Friday July 19-23 and July 26-30.

August: Thursday-Friday August 18 & 19, Monday-Wednesday August 22-24.

September: Thursday-Friday September 16 & 17, Monday-Wednesday September 20-22.

October: Monday-Friday October 18-22.

December: Monday-Friday December 27-31.

Orlando Critter Control:

Jill Duckworth stated that we continue to have complaints of noises/rodents in the 3700 bldg. We had Wildout Animal Control out since December of 2020 on numerous occasions to trap and remove any rodents. Over this time period he did not catch/trap any rodents. This is the same company we have used in the past at another building and did get results. John Geer, our previous maintenance person, put a trap out at his unit and did catch a rodent on one of his traps and saw evidence of another rodent on a different trap. At the request of a homeowner in this building we agreed to get a second opinion. Orlando Critter Control of Greater Orlando came out and saw some areas that were not addressed and could be potential areas/trails that rodents are using to gain access into the building. Orlando Critter Control of Greater Orlando submitted a proposal to trap up to two weeks, seal attic vents, wire all off-ridge vents & plumbing stacks, secure gaps around dryer vents and install gutter guard on lower level gutters at the front side of bldg. 3700 for \$2,198.95.

Jill Duckworth motioned to ratify the approval from Orlando Critter Control of Greater Orlando for \$2,198.95 to trap up to two weeks, seal attic vents, wire all off-ridge vents & plumbing stacks, secure gaps around dryer vents and install gutter guard on lower level gutters at the front side of bldg. 3700 for \$2,198.95. Gregory Golden seconded. All in favor. Motion carried.

NEW BUSINESS:

Unauthorized Landscape Changes:

Jill Duckworth stated there has been an issue with residents planting plants in common areas without getting approval. In the past, previous Board member Donna Law, allowed residents to plant in common areas as long as they maintained them but now, we are seeing that some of these residents no longer live here and now the Association has to maintain them, some of the plants are invasive which take over other plants and the irrigation cannot support them. Jill stated that Property Manager and her, at the discretion of our licensed landscaper have been determining what and where plants should be planted. We have been filling in empty holes/areas, and moving some plants around to save money. There has been a complaint made by a resident that their neighbor pulled up plants that Four Seasons planted and installed new plants that the neighbor doesn't like. Jill stated we have 316 units and that if every homeowner/resident starting doing this it could be a big problem and costly to the Association and that we need enforceable rules regarding this. Property Manager stated it is in the current Rules & Regulations. Board discussed what should be allowed; plants in pots, plants a certain height, etc. Resident asked would Association just go and pull resident's plants out. Property Manager stated "no" she would give notice to allow residents time to remove their plants. Jill Duckworth is tabling this topic until the next Board meeting to give Board members time to look around the property and come up with some wording for rules on this. Once decided on Jill will have Property Manager send out notice to all resident doors.

Meeting Speakerphone:

Jill Duckworth stated that Gregory Golden looked into a speaker/microphone for homeowners/residents that call in to our Board meetings. Greg stated he has used a speaker/microphone in meetings and they work well. Property Manager stated that in previous Board meeting when this was discussed the Board never approved an amount to spend up to because previous Board member Stephen Combs had said he had a speaker/microphone and that he would going to bring it to a Board meeting for a trial run. No trial run was done as the speaker/microphone was never brought to a meeting.

Jill Duckworth motioned to approve up to \$150.00 to purchase a speaker/microphone to use at Board meetings. Gregory Golden seconded. All in favor. Motion carried.

Pool Service Contract:

Seminole Pool Supply submitted a contract renewal for \$1,425.00 per month. Seminole Pool Supply stated the increase is due to an increase in chemical prices. Jill Duckworth stated the contact is increasing \$225.00 per month. We have had Seminole Pool Supply since May of 2018 and this is the first price increase.

Jill Duckworth motioned to accept the new contract with Seminole Pool Supply for \$1,425.00. Peter Szedlacsek seconded. All in favor. Motion carried.

Exterior Mansard Repair 3105:

Jill Duckworth approved emergency estimate from General Construction of Orlando, Inc. for unit 3105 for \$3,900.00 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 3105 for \$3,900.00 to repair the exterior mansard that was leaking into the unit and repair the inside damage from the leak. Gregory Golden seconded. All in favor. Motion carried.

Exterior Mansard Repair 3106:

Jill Duckworth approved emergency estimate from General Construction of Orlando, Inc. for unit 3106 for \$4,900.00 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 3106 for \$4,900.00 to repair the exterior mansard which was leaking into the unit and repair the inside damage from the leak. 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 7:05.