

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

June 10, 2021

CALL TO ORDER:

The duly posted Board of Directors Meeting was called to order by Jill Duckworth at 6:04 p.m. on Thursday June 10, 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
Sara Miles-English, Director
Patricia Rowe, Sentry Management

MINUTES:

Jill Duckworth motioned to approve May 12, 2021 Board of Directors Meeting minutes with corrections under Old Business; Orlando Critter Control, fifth line correct "seen to saw", seventh line correct "seen to saw". Under New Business; Unauthorized Landscape Changes, fourteenth line remove "to" and add "until". Gregory Golden seconded. All in favor. Motion carried.

TREASURER'S REPORT:

Jill Duckworth asked Sara Miles-English if she would like to read the treasurer's report. She declined. The treasurer's report for May 2021 was read by Gregory Golden.

Jill Duckworth stated in May there was a repair made by Bryan Plumbing for \$1,738.00 to a water main at the 3400 building which required them to break up a piece of the sidewalk. This invoice was high as it was a lengthy repair that took several days. Also starting June 1, 2021 Bryan Plumbing is raising their hourly rate \$25 due to inflation of gas prices, insurance premiums, material costs, etc. Jill stated costs for vendors and materials are going up all over, but Bryan Plumbing does give us price breaks and immediate attention for being a preferred longtime customer. Homeowner asked if our re-pipe contract with them will be affected by this increase. Property Manager stated that the contract with Bryan Plumbing was not for the entire re-pipe contract instead it was per building as completed. At the time the Board did not want to lock into a long term contract with a vendor in case there were any problems. Property Manager stated at this time Bryan Plumbing has not stated there will be increase in the re-pipe pricing.

OPEN SESSION:

Jill Duckworth informed residents that the Property Manager is obtaining bids for the mansard pressure washing, painting and brick sealing. This is a project that is done every five years per the warranty specs and that it is a large project and very costly.

Jill Duckworth informed residents the insurance adjuster has been out to inspect the units affected by the 800 bldg. roof. He is submitting his report to the insurance carrier who will get back with us. We understand that this process has been inconvenient to the residents and we are working with insurance to get the repairs done as quickly as possible.

Jill Duckworth stated there have been some residents going around stating that if elected to the Board in October one of the changes they will be implementing is “fining” for violations not just sending letters that the current Board does. Jill said to please be aware of “promises” that cannot be implemented per Florida Statutes no matter who is on the Board. And if you have questions reach out to the Property Manager.

Bobbie Clark informed residents she spoke with the Winter Park Library and that they would be willing to take the books that are in the upstairs clubhouse. Property Manager stated resident Kathleen Yanks also told her she spoke with the library and that they would be willing to take the books we have until November when the old Library is scheduled to close. Jill stated we will need volunteers to help go through the books to see which ones will be packed up and brought to the library.

Bobbie Clark asked if we have heard any news from the City of Winter Park regarding the trees on the other side of the wall at the rear of the 3700 building that she feels should be trimmed. Property Manager stated she spoke with the City of Winter Park Urban Department and that at this time they will not be trimming any trees but that if Four Seasons wishes to trim trees, we are allowed to trim any branches hanging over on our side.

OLD BUSINESS:

Unauthorized Landscape Changes:

Jill Duckworth stated last month the Board discussed there has been an issue with residents planting plants in common areas without getting approval. At the last meeting the Board stated that all landscape changes should be submitted to the Board for approval with guidelines for the residents to follow. Property Manager showed the Board pictures of plants on the property that are either not maintained, overgrown or dead. Gregory Golden submitted some verbiage suggestions to include with an ARB application for the Board to review and read them to the residents:

In response to recent requests and actions from homeowners regarding landscaping, we want to take time to clarify the pertinent rules and regulations at the Four Seasons. This is to ensure that we maintain the beauty of our shared community.

No plants may be removed from the ground. This includes:

- Plants that have been installed by the Four Season's contract landscapers (currently O&A Landscaping).
- Plants that homeowners may have planted in the ground, which are also property of the Four Seasons.

If you are looking to put plants in the ground around your property, you must have permission via ARB form.

Four Seasons Rules and Regulations, Section IV, paragraph H: Any plants, shrubs or trees planted on the common areas must first be approved by the Board and meet planting guidelines. These plants become property of the Association and can be removed at any time without notice. No plant material or basket should be attached to or placed on handrails or wooden stairs on interior and exterior stairways.

Board further discussed how planting would be enforced. Jill Duckworth asked if any if the Board member wants to volunteer to take this on? Resident asked if the landscapers maintain the plants that resident's plant. Property Manager reminded them there are 37 buildings with a lot of maintenance to cover which is included in the landscaper's contract maintaining individual units where residents have planted is not. Another resident suggested an education process regarding outside maintenance go out to all the residents.

Jill Duckworth stated she was tabling this topic until the next meeting to give Gregory Golden some time to re-draft the notice to include some new verbiage discussed and what residents can plant in accordance with the current Rules & Regulations.

NEW BUSINESS:

Ramp Installed Rear of 2610:

Homeowner submitted an ARB application to the Board to provide a ramp from behind the 2600 building to the dumpster. Board discussed the location of the dumpster in regards to the building per the pictures in the Board packet. Jill Duckworth stated this is not a request for a handicap ramp for a resident to get to their vehicle and that a ramp to the dumpster would be eliminating a parking space. Resident stated there is a curb up or down at most dumpsters and would the Board then be changing all the dumpsters. Michael Cleary, former maintenance man, suggested as a courtesy we could pick up the resident's trash on scheduled pick up days something we do for a few of our other residents. Board stated that we could offer that service to the homeowner. Property Manager said she would pass that onto to the homeowner and set it up.

Jill Duckworth motioned to deny the ARB request for the Board to install a ramp from behind the 2600 building to the dumpster. Although the Board is sensitive to the homeowner's request the Board cannot justify the request. The Board will suggest the homeowner contact the Property Manager to discuss trash pickup on specific days. Sara Miles-English seconded. All in favor. Motion carried.

Ramp Installed Rear of 1206:

Homeowner submitted an email to the Board to provide a ramp from behind their unit back door to the sidewalk beside the pool. Jill Duckworth stated this is request is for use of this unit only and that in the past residents have been allowed to install ramps at the rear of their units to the sidewalk but at the homeowner's expense. Michael Cleary, former maintenance man, stated when residents install, they must be reminded that there is sometimes irrigation and electric lines running under the ground and that if at any time there is an issue it would have to be removed the homeowner would then have to pay to remove.

Board stated homeowner needs to submit and ARB application if he would like to install the ramp himself.

Jill Duckworth stated she was tabling this subject.

Insurance Renewal:

Brown & Brown Insurance submitted insurance renewal for \$176,230.05 with a decrease of \$14,004.24 in the premium from last year. Jill Duckworth asked Property Manager to explain the difference. Property Manager stated last year the property policy had a 2% hurricane deductible whereas this year it is a 5% deductible. Brown & Brown Insurance Agent did negotiate a separate wind buy back policy for \$51,458.00 which would reduce the deductible to 3% increasing the total insurance premium to \$227,688.05. In the event of a hurricane with damages the difference between 5% and 3% is substantial. Board discussed the difference in the insurance policy prices. Sara Miles-English stated we live in Florida we should get the better insurance. Board agreed.

Gregory Golden motioned to accept the new insurance policy including the wind buy back policy for \$227,688.05. Jill Duckworth 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.