

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.

BOARD OF DIRECTORS MEETING

MINUTES

September 8, 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 July 14, 2021 at 200 St. Andrews Blvd., Winter Park, Florida 32792 at the clubhouse.

THOSE PRESENT: Jill Duckworth, President
Peter Szedlacsek, Vice President (via "Go to Meeting")
Gregory Golden, Secretary
Patricia Rowe, Sentry Management

MINUTES:

Jill Duckworth motioned to approve July 14, 2021 Board of Directors Meeting minutes. Gregory Golden seconded. All in favor. Motion carried.

TREASURES REPORT:

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

OPEN SESSION:

Jill Duckworth informed residents that this is the last Board meeting with this Board and her last meeting as Board President. Jill stated she did not run again this year as her husband is retiring and they will be traveling.

Jill Duckworth informed the residents that the books and bookshelves from the clubhouse library had been donated to the Local Boys & Girls Club. Jill stated that she and her husband packed up the books along with the help of both maintenance men and the Property Manager. Homeowner Ellen Heim stated she was unaware of doing away with the library and books. Jill and Property Manager reaffirmed that this had been discussed in depth at numerous Board Meetings and even went out in the Newsletter asking for volunteers to help. Gregory Golden also confirmed this. Ellen asked what will be going in the upstairs at the clubhouse. Jill stated there will be a smaller library area with a take a book/leave a book area, computer area, tables with games and puzzles, ping pong table etc. Another homeowner stated the Winter Park Library will be having a Mystery Book Club.

Ellen Heim stated that she heard ten cars and bicycles have been stolen and asked what the Board is doing about this. Ellen asked if security patrol or cameras are an option. Property Manager stated there was one car reported stolen and approximately 4 broken into, some of which the car doors were not locked, and that there were numerous bicycles stolen. Jill Duckworth stated that we encouraged the residents to call the Police and make a report. We also put out flyers on every door and all bike racks warning residents about the bike thefts.

Property Manager stated that security and cameras are not in the current budget, but that this option was previously researched and was found to be very costly. Homeowner stated is not just as easy as hanging up a camera. It needs the software to run it which is very expensive.

Property Manager stated that with the increase in all costs to the Association there will most likely be an increase in monthly dues. Jill Duckworth stated that all costs are going up which include a code change to roof installs that will be a large increase, insurance due to all the national disasters across the world (which impacts everyone's insurance), and cost of materials for contractors. Homeowner, Michael Cleary, stated things/repairs/maintenance no longer costs what it used to which he sees where he works. Contractors are hard to come by and if you can get one out, there is usually a long wait time. He said this is happening everywhere and not just at the Four Seasons and that we should be grateful to our long-time vendors like Tip Top Roofing, Bryan Plumbing, General Construction of Orlando who continue to give us priority when services are necessary.

Gregory Golden took a minute to thank Jill Duckworth for all her hard work and dedication to the Four Seasons as President of Board of Directors, especially through this trying time of "Covid".

OLD BUSINESS:

Mansard Painting & Brick Sealant:

General Construction of Orlando, Inc. submitted an estimate to paint the mansards for \$186,750.00 and seal the brick for \$62,250.00 on the 37 buildings, clubhouse, 3 pool pump houses and outside bathrooms for a total of \$249,000.00. Central Painting & Waterproofing, LLC submitted an estimate to paint the mansards and seal the brick on the 37 buildings, clubhouse, 3 pool pump houses and outside bathrooms for \$264,000.00. Vice Painting submitted an estimate to paint the mansards and seal the brick on the 37 buildings, clubhouse, 3 pool pump houses and outside bathrooms for \$284,400.00. All estimates are per Sherwin Williams specs.

Jill Duckworth stated that getting estimates from contractors to bid this project has been difficult as with any project now and has taken months. She stated that General Construction of Orlando, Inc. is the lowest bid. Jill stated at this time, we do not have enough money to do both the painting of the mansard and sealing of the bricks. Jill stated that we will have \$170,431.00 in the painting reserve by the end of the year and will need to take \$16,318.00 from the operating account to fund the painting project which will continue to maintain the warranty on the mansards.

Jill Duckworth motioned to accept General Construction of Orlando, Inc. estimate to paint the mansards for \$186,750.00 and take the \$16,318.00 from the operating account to fund the painting part of this project. Gregory Golden seconded. All in favor. Motion carried.

NEW BUSINESS:

Exterior Mansard Repair 2708:

Jill Duckworth approved emergency estimate from General Construction of Orlando, Inc. for unit 2708 for \$5,900.00 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 2708 for \$5,900.00 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 3001:

Jill Duckworth approved emergency estimate from General Construction of Orlando, Inc. for unit 3001 for \$9,500.00 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 3001 for \$9,500.00 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.

Clubhouse Laundry Hot Water Heater:

Jill Duckworth approved an emergency estimate from Bryan Plumbing, LLC for \$3,750.00 to replace the clubhouse laundry hot water heater that was leaking. Jill stated that the Property Manager did call other plumbers for estimates. One contractor was a “no show or call back” to look at it and another contractor couldn’t give an estimate for a comparable hot water heater to the one we have. Bryan Plumbing was able to order the hot water heater and install within two days.

Jill Duckworth motioned to ratify the approval from Bryan Plumbing, LLC for \$3,750.00 to replace the clubhouse laundry hot water heater that was leaking. Gregory Golden seconded. All in favor. Motion carried.

Discussion Regarding Homeowner Drainage Issue:

Homeowner Peggy Stucker from unit 3706 submitted a letter along with pictures to the Board regarding flooding behind the 3700 bldg. Peggy stated that with the heavy rains we have been having the water level at the rear of the units is almost to the top of the sliding glass door ledge and would like the Board to come up with a solution to solve this.

Jill Duckworth stated that there are areas on the property during the heavy rains where sidewalks and grass areas are covered in rainwater, including the rear of her unit.

Jill Duckworth asked Peggy to speak with her neighbors and if they are experiencing similar issues to please have them submit to the Board in writing via the Property Manager their concerns as well. Jill stated that the Board is unable to give a solution tonight regarding this, but she stated that she and the Property Manager will investigate it. We will start with our landscapers to get their recommendations. Peggy suggested may need to contact a Land Development & Drainage Company. Jill asked her if she knew of any and if so to please submit the contact information to the office.

Homeowner Request to Waive Fees:

Homeowner who is with the Attorney has requested the Board waive the interest and/or late fees. Property Manager stated the homeowner has paid all back assessments and Attorney fees. Peter Szedlacsek expressed concern that this would set a precedence. Jill Duckworth stated that the Board continues to consider these issues on a case-by-case request as to not set a precedence. Gregory Golden stated that the homeowner is not getting off by just paying back assessments but has also had to pay Attorney fees. Homeowner Ellen Heim

suggested that we split the amount of interest with the homeowner. Board agreed that was a good idea and was fair. Property Manager thanked Ellen for her suggestion.

Jill Duckworth motioned to split the interest owed to the Association. If homeowner does not agree with the split, then homeowner would owe the amount in full and that this is a onetime offer. 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 7:02.

APPROVED