

**FOUR SEASONS CONDOMINIUM OF WINTER PARK
BUGET & BOARD OF DIRECTORS MEETING
DECEMBER 2, 2021 @ 6 P.M.
AT CLUBHOUSE**

MEETING MINUTES

Attendees: Michael Cleary, President
Peter Szedlacsek, Vice-President
Gregory Golden, Treasurer
Jill Duckworth, Director
Joanna Hart, Sentry Management
Patricia Rowe, Sentry Management

Michael Cleary called the meeting to order at 6:07 p.m.

Approval of the Meeting Minutes: Gregory Golden motioned to approve the minutes of the November 10, 2021 meeting as amended to include changes under Open session, second paragraph, second page, third line word “ecstatics” to “aesthetics”, add in suggested “that”, “shutter” to “shutters”. Under New Business, Exterior Door Replacement, first paragraph, fourth line, “were” to “where”. Under Manager Report “Not” to “No”. Jill Duckworth seconded. All in favor. Motion passed.

Treasurer’s Report: Treasurer Gregory Golden read the November 2021 unreconciled financial report that was submitted and reviewed.

President’s Report: None

Owners Forum: None

Unfinished Business: None

New Business

2022 Budget Approval

Jill Duckworth stated she was not there for the budget workshop and she was not in favor of the decision to extend the life of the roofs 1 year. She stated homeowners came to her saying they are having a hard time getting insurance or they are getting cancelled due to the life of the roofs being over 15 years. She feels next year the Board should reconsider changing the life of the roofs from 21 years back to 20 years. Michael Cleary stated we do not have any roofs that are at the life expectancy of 20 years. Jill stated a homeowner who owns two units told her she got an insurance cancellation letter because the roofs on her unit were over 15 years. Property Manager stated she reached out to the Association’s

insurance agent who stated that commercial life expectancy of roofs is 20 years. Board discussed this further and agreed that at this time this is not a concern as no roof is at 20 years and that every year the new Board can reevaluate the budget line items and make a decision to change this.

Gregory Golden motioned to approve the 2022 Budget. Jill Duckworth seconded. All in favor. Motion carried.

After the approval a homeowner came in and asked to speak regarding the budget. She doesn't agree with the Board raising the HOA dues for the second year in a row. She asked the Board why they increased. Gregory Golden stated that originally the monthly increase was going to be \$25 more a month based on the numbers we were working with. This included increases in insurance, vendor contracts to maintain the community, materials, etc. but that the Board worked diligently to cut where cuts could be made to get the increase down to only \$10 per month. Homeowner stated that she feels that the HOA fees should not be the same for every size unit and should be based on the square footage of the units. Michael Cleary stated it's based on the amenities of the community and every unit has the same. Joanna Hart stated in the declarations it states how the individual units will be responsible for their dues which was set up by the developer. To change this would require a 2/3 membership vote which the Association has not been able to get to pass any declaration changes.

Same homeowner stated that when she purchased Barbara Rights, the previous Property Manager, told her that only 25% rentals were allowed. Joanna Hart stated there is no cap on rentals and has never been. The Q&A page that goes out every year with the new Budget approval states this.

Same homeowner stated that the landscaping is terrible especially behind her bldg. Jill Duckworth invited her to be involved with the landscaping/sod planning.

Additional Plumbing Expense Due to Remodel

Michael Cleary explained there is a 3/2 unit that was ARB approved to remodel by a previous Board. The remodel is now causing the cost of the re-pipe of the unit to be an additional \$1500 for the parts and labor. Gregory Golden asked if the current homeowner is the one who did the remodel. Michael stated no that he bought the unit this way. Jill Duckworth stated that she feels the approval for this remodel was a mistake, but that they can't change it.

Michael Cleary motioned to pay the additional \$1500 to re-pipe this remodeled 3/2 unit. Gregory Golden seconded. All in favor. Motion carried.

Manager's Report: Manager's Report is attached to these minutes.

Adjournment: Michael Cleary adjourned the meeting at 6:40.