

**FOUR SEASONS CONDOMINIUM OF WINTER PARK
BOARD OF DIRECTORS MEETING
February 9, 2022 @ 6 P.M.
200 St Andrews Blvd, Winter Park FL 32713
At the Clubhouse**

MEETING MINUTES

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

Michael Cleary called the meeting to order at 6:03 p.m.

Approval of the Meeting Minutes: Michael Cleary motioned to approve the minutes of the December 2, 2021 Budget/Board Meeting. Gregory Golden seconded. All in favor. Motion carried.

Treasurer's Report: Treasurer Gregory Golden read the January 2022 financial report that was submitted and reviewed.

President's Report: None

Open Session: Property Manager updated residents that the re-pipe project will be starting back up tentatively in March or April, depending on scheduling and permitting. Once we are ready to restart the project, the Property Manager will give the residents in each building prior notice to be able to get their units ready.

Bobbie Clark advised the board and the residents that on the other side of the rear wall the city is clearing some land near the ditch. It appears they are working on the Cady Way Trail extension.

Unfinished Business: None

New Business

Roof Replacement

Property Manager stated Michael Cleary requested that she get three roof replacement proposals for the next oldest roofs. She stated she asked Tip Top Roofing to provide the estimate, but that it didn't come back in time to be put on the agenda or in the board packets; therefore, Michael Cleary had her email the Board prior to the meeting so the proposals

could be reviewed and a vote could take place.

Tip Top Roofing provided three proposals as follows: building 100 for \$37,150.00, building 2100 for \$63,120.00 and building 3400 for \$55,860.00.

Property Manager stated the price to reroof is still under the original codes which is continuing to keep the replacement costs down for now. Jill Duckworth stated to the residents that previously the cost was going to increase due to new code changes back in 2020, but that the materials to do this are not available since Covid and that Tip Top Roofing is still able to replace roofs according to the original codes per the Roofing Association. Property Manager stated that these three roofs were replaced last in 2004. Michael Cleary stated the cost to reroof building 2100 was higher because they will need to bring in a crane to load materials due to the carports in front of the building. He also stated he would like to get proposals to replace the next three oldest roof towards the end of the year.

Michael Cleary motioned to accept the three proposals provided by Tip Top Roofing to reroof building 100 for \$37,150.00, building 2100 for \$63,120.00 and building 3400 for \$55,860.00. Gregory Golden seconded. All in favor. Motion carried.

Sidewalk Replacement near Buildings 2600 & 2800

General Construction of Orlando, Inc. submitted a proposal to replace sections of the sidewalk that is cracked near the side of buildings 2600 & 2800 for \$2,900.00.

Michael Cleary explained that while Tip Top Roofing was reroofing the 2800 building some of the equipment caused some more cracking to areas that were previously cracked. He stated they do place sheets of wood under the equipment to protect the concrete. Property Manager stated she did ask if they would pay any of the cost for replacement and they said no, stating their contract states they are not liable for cracking, especially when there were existing cracks.

Michael Cleary motioned to accept the proposal from General Construction of Orlando, Inc. to replace sections of the sidewalk that is cracked near the side of buildings 2600 & 2800 for \$2,900.00. Mark Summers seconded. All in favor. Motion carried.

Palm Tree Trimming

In our contract with O & A Landscaping it states they will trim the 107 palm trees for \$25.00 per tree. Property Manager stated in six years they have not raised this price.

Michael Cleary motioned to have O & A Landscaping trim the 107 palm trees for \$25.00 per tree for a total of \$2,675.00. Gregory Golden seconded. All in favor. Motion carried.

Commercial Vehicles

Michael Cleary stated this topic was requested to put this on the agenda for the Board to

discuss and was giving the floor to Jill Duckworth. Jill Duckworth stated she wanted the Board to decide whether they wanted to allow magnetic covering over signage on vehicles. She stated her neighbor has been using them because at one point she was told she was allowed. Mark Summers asked who told her she was allowed and why is this coming up. Michael Cleary stated this started because there was a large commercial vehicle parked near the 1300 building and a vehicle parked near the 3700 building that had a car cover on it to cover the signage which at times was not properly secured on the vehicle and could be a potential hazard if it was to fly off.

Michael Cleary stated he would like the Board of 2022 to clarify what commercial vehicles they would allow parked on the property taking into consideration size, signage, commercial tag etc. Mark Summers stated the Rules & Regulations letter "I" says No commercial vehicles, trailers, or vehicles displaying commercial signage may be parked on the property overnight. He said nowhere in the Rules & Regulation does it say they cannot park on the property or that they have to be a specific size just that it must not display commercial signage and again asked who told them they could park here. Jill Duckworth stated they were told because they received letters telling them they must cover up the signage. Discussion went back and forth between the Board members. Michael Cleary suggested the Board take some time to think about this and revisit the topic at the next meeting. Mark Summers stated he did not care if commercial vehicles and/or RV's parked on the property.

Mark Summers motioned to change the verbiage of the Rules & Regulations letter "I" to say that any vehicle, rv, etc. can park at the Four Seasons as long as they are an approved resident and the vehicle, rv, etc. fits inside a defined parking spot. Peter Szedlacsek seconded. Michael Cleary asked for an amendment to say vehicles with commercial tag cannot park here. Mark Summers stated he did not accept that amendment and his motion stands. Gregory Golden and Jill Duckworth in favor of motion. Michael Cleary not in favor. Four yes and one no. Motion carried.

Jill Duckworth suggested the Board look over the Rules & Regulations to see if other changes that should be made. Mark Summers suggested that the Property Manager look them over and make suggestions to the Board.

Manager's Report: Manager's Report is attached to these minutes. Michael Cleary stated that the accounts receivable report is looking good. Mark Summers stated we cannot discuss this in open session. Jill Duckworth stated she went to a class and the lawyer stated we are required to discuss as long as no names or accounts numbers are stated. Property Manager confirmed.

Adjournment: Michael Cleary adjourned the meeting at 6:54.