

**FOUR SEASONS CONDOMINIUM OF WINTER PARK
BOARD OF DIRECTORS MEETING
March 9, 2022 @ 6 P.M.
200 St Andrews Blvd, Winter Park FL 32792
At the Clubhouse**

MEETING MINUTES

Attendees: Michael Cleary, President
Peter Szedlacsek, Vice-President
Mark Summers, Secretary (Via Teams Meeting)
Jill Duckworth, Director (Via Phone In)
Patricia Rowe, Sentry Management

Michael Cleary called the meeting to order at 6:01 p.m.

Approval of the Meeting Minutes: Gregory Golden motioned to approve the minutes of the March 9, 2022 Board Meeting. Michael Cleary seconded. All in favor. Motion carried.

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

President's Report: Michael Cleary would like to recognize Board Member Peter Szedlacsek for his 7 years of service on the Board and to Four Seasons.

Open Session: Bobbye Clark advised the board and the residents that on the other side of the rear wall the city has been clearing some land to improve water to the parks and ponds.

Unfinished Business: None

New Business:

Landscape Contract Renewal

O&A Landscaping submitted a proposal to renew the landscape contract for \$66,000.00 annually in monthly installments of \$5,500.00.

Michael Cleary stated this is an increase of \$8,520.00 annually. When you break it down it is \$163.00 more a week and \$33.00 per man on the 5 man crew that is here weekly. Property Manager stated this is a 15% increase. In the past their increase has been 3% but that with the increases in payroll, gas, chemicals for treating the lawn, etc. O&A Landscape stated he cannot offer the 3% increase. Jill Duckworth stated O&A Landscape has done a good job and the property looks good and that in the past they have given us breaks when possible. Gregory Golden asked if there is anything in the contract that could be cut out to decrease

the cost. Michael Cleary stated no. Gregory asked the Property Manager where the increase would be paid from. Property Manager stated this will be a budgeted line item that will be over budget for the second part of the year and that if there is a surplus at the end of the year in the budget it would come from that or if necessary it could come from the landscape reserve line item.

Michael Cleary motioned to accept proposal to renew the landscape contract for \$66,000.00 annually in monthly installments of \$5,500.00. Peter Szedlacsek seconded. All in favor. Motion carried.

Mulch

O&A Landscaping submitted two estimates:

1. Mulch the front of the buildings for \$8,160.00
2. Mulch the front and sides of the buildings for \$11,280.00

Michael Cleary stated the difference between the two estimates is \$3,120.00 and thinks we should do both the front and sides of the buildings. Property Manager stated mulch budget for the year is \$8,200.00. Jill Duckworth stated the last time we did mulch was in 2019. Gregory Golden asked was that because we were waiting on roofs to be completed and if so what about the upcoming approved roof replacements. Jill Duckworth stated we had waited because of the mansard pressure washing and painting and not the roofs. Gregory Golden thinks the first proposal financially makes more sense since the association will already be going over budget on the landscape contract renewal. Jill Duckworth suggested he make a motion.

Gregory Golden motioned to accept the estimate from O&A Landscape to mulch the front of the buildings for \$8,160.00. Peter Szedlacsek seconded. Jill Duckworth in favor. Michael Cleary and Mark Summers not in favor. Motion carried.

Exterior Door Replacement 500

General Construction of Orlando, Inc. submitted an estimate to replace the 3 exterior entry doors at the 500 bldg. for \$6,000.00. The estimate includes removing existing doors, repairing any damaged brick & drywall, install and paint new doors, and pull the permit with the City of Winter Park. Property Manager stated the increase from previous door estimate is because when they were installing the doors at the 400 bldg. they ran into more work than expected including stucco/brick repair, drywall repair, and labor hours.

Michael Cleary motioned to accept General Construction of Orlando, Inc. estimate to replace the 3 exterior entry doors at the 500 bldg. for \$6,000.00 which includes removing existing doors, repairing any damaged brick & drywall, install new doors, paint and pull the permit with the City of Winter Park. Jill Duckworth seconded. All in favor. Motion carried.

Interior Hallway Carpet Replacement

Pro Source Wholesale Carpet submitted estimates for 5 different color samples provided. Mark Summers asked if this could be tabled until the May meeting as it is too hard to look at color samples via the computer. Jill Duckworth stated she doesn't like the current colors/pattern carpet. Property Manager stated Peter Szedlacsek will not be at meetings from May thru September in person, but will be at meetings via "teams meeting" on the computer. Peter did see the samples at this meeting.

Michael Cleary stated he is tabling this item until the May Board Meeting.

Family Pool House Pump Motor Replacement:

Property Manager stated she had an estimate from Seminole Pool Supply that was not included in the Board packet because it came in after they went out. The estimate is to replace the family pool pump motor that is not working for \$1,810.95. The pool is shut down until the motor can be replaced.

Michael Cleary motioned to accept the estimate from Seminole Pool Supply for \$1,810.95 to replace the family pool pump motor. Jill Duckworth seconded. All in favor. Motion carried.

Manager's Report: Board reviewed the Manager's report submitted. There are no questions at this time.

Michael Cleary stated if nothing further he will be adjourning the meeting.

Mark Summers stated that he would like Electric Car Charging Stations to be put on a future Agenda. Board discussed the possibilities of this, but at this time do not have enough information. Property Manager stated she had discussed this with Neal McCulloh briefly. Jill Duckworth asked the Property Manager to ask Joanna Hart if other communities Sentry manages have installed any and if so how did the Association go about it. Jill also suggested a committee for this and if Mark Summers would take the lead on it. Mark stated he would be willing to look into this further with some help from others.

Mark Summers brought up that he felt Neal McCulloh sent out too long of letter to the Board regarding the commercial vehicle topic. He felt it was more like a legal brief than a letter, which is costly to the Association. Mark also wanted to discuss the verbiage for the commercial vehicle rule and regulation. Michael Cleary and Gregory Golden said this was not to be discussed at this meeting. Property Manager stated at this time we will not be discussing this any further and that the 14 day noticed upcoming meeting is when the Board will discuss this topic.

Jill Duckworth asked the other Board members if they will be in attendance at the 14 day noticed meeting scheduled for May 11th as she did not want to send out the notices and pay for a mailing if we would not have a quorum. Michael Cleary, Gregory Golden,

Jill Duckworth and Mark Summers stated they will be attending the meeting.

A resident asked if there has been any discussion regarding tree trimming. Property Manager stated not at this time.

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

DRAFT