

**FOUR SEASONS CONDOMINIUM OF WINTER PARK
BOARD OF DIRECTORS MEETING
May 11, 2022 Following Special Board Meeting
200 St Andrews Blvd, Winter Park FL 32792
At the Clubhouse**

MEETING MINUTES

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

Michael Cleary called the meeting to order at 6:48 p.m.

Approval of the Meeting Minutes: Mark Summers motioned to approve the minutes of the April 13, 2022 Board Meeting. Michael Cleary seconded. All in favor. Motion carried.

Treasurer's Report: Patricia Rowe read the April 2022 financial report that was submitted and reviewed. Mark Summers stated that it is difficult to read the financials sideways as submitted in the email. Patricia stated they are printed in landscape so that you can see all the columns, but that she will work on them to change the way they are viewed for next Board Packet.

President's Report: None at this time.

Open Session: There were no comments from residents in attendance.

Unfinished Business:

Interior Hallway Carpet Replacement

Pro Source Wholesale Carpet submitted estimates for 5 different color samples with varying prices:

1. Manufacturer Mainstreet - Fair Shake for \$18,720.09 with a 10 year limited warranty
2. Manufacturer Pentz - Uplink 26 for \$9,520.05 with a 15 year limited warranty
3. Manufacturer Aladdin - Plaza Point for \$12,720.06 with a 10 year limited warranty
4. Manufacturer Aladdin - Chex II for \$12,320.06 with a 10 year limited warranty
5. Manufacturer Aladdin - Rule Breaker 26 for \$9,920.05 with a 10 year limited warranty

Board discussed the various colors and prices. It was decided to go with a neutral gray color tone. Property Manager stated the prices are for the carpet only and not installation. She stated that if a pattern is chosen, the cost for the installation will be more. Board agreed for the price we should go with the carpet that has the 15 year warranty. Mark Summers suggested a light color. Michael Cleary, Jill Duckworth and some of the residents stated it would get to dirty.

Jill Duckworth motioned to accept Pentz – Uplink 26 carpet color 3121 Charcoal for \$9,520.05. Mark Summers seconded. All in favor. Motion carried.

New Business:

Exterior Mansard Repair 2501 & 2608:

Michael Cleary approved emergency estimate from General Construction of Orlando, Inc. for unit 2501 for \$5,900.00 and unit 2608 for \$3,900.00 to repair the exterior mansard, which was leaking into the unit, and repair the inside damage from the leak.

Michael Cleary motioned to ratify the approval from General Construction of Orlando, Inc. for unit 2501 for \$5,900.00 and unit 2608 for \$3,900.00 to repair the exterior mansard which was leaking into the unit and repair the inside damage from the leak. Jill Duckworth seconded. All in favor. Motion carried.

Tennis Court Resurface:

Varsity Court Inc. submitted a proposal to resurface the tennis court for \$4,997.00 with the option to supply and install new tennis net with center strap for \$187.00.

Sport Surfaces submitted a proposal to resurface the tennis court for \$9,300.00 with the options to apply fiberglass membrane over the entire court to prevent premature cracks for \$3,400.00, install fiberglass stripes on existing cracks for \$1,200.00 supply and install new tennis net with center strap for \$350.00.

Property Manager stated numerous communities have used Varsity Court Inc. and were happy with the results. Michael Cleary also stated they used them where he works and were pleased with the results. Mark Summers stated for the large price difference and no difference in the warranty, it makes sense to go with Varsity Court Inc. Michael Cleary stated both warranties are limited and that this needs to be done as preventative maintenance.

Jill Duckworth motioned to accept Varsity Court Inc. proposal to resurface the tennis court for \$4,997.00 with the option to supply and install new tennis net with center strap for \$187.00. Mark Summers seconded. All in favor. Motion carried.

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

Adjournment: Michael Cleary adjourned the meeting at 7:00.