

**FOUR SEASONS CONDOMINIUM OF WINTER PARK
BOARD OF DIRECTORS MEETING
June 8, 2022 at 6 P.M.
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)
Joanna Hart, Sentry Management
Patricia Rowe, Sentry Management

Michael Cleary called the meeting to order at 6:00 p.m.

Approval of the Meeting Minutes: Mark Summers motioned to approve the minutes of the May 11, 2022 Special Meeting and Board Meeting. Jill Duckworth seconded. All in favor. Motion carried.

Treasurer's Report: Joanna Hart read the May 2022 financial report that was submitted and reviewed.

President's Report: None at this time.

Open Session: Homeowner spoke to the Board regarding the lack of parking near the 100 and 200 buildings. She stated that residents moving in have multiple vehicles and that it is making it difficult to find parking near her unit. She is requesting assigned parking spaces. Board informed her that that is an alteration of the common elements requiring a 2/3 vote (211) of the members (homeowners) to change. Jill Duckworth stated there are things that she would like to see changed in the documents as well, but that in the past we have not been able to get a 2/3 vote to change anything. Michael Cleary stated that not only is 211 "yes" votes needed to make a change for every "no" vote another "yes" vote is needed. Jill Duckworth stated that if the homeowner would like to get a committee together to work on the parking spaces, she can make an appointment with the Property Manager to discuss the process. The resident stated that the property manager told her she couldn't give her any information for homeowners. Property Manager stated she could not give out personal homeowner information such as addresses, phone numbers or emails and suggested that the homeowner go on the Orange County Property Appraiser's website to obtain this information as names and addresses are public record. Homeowner stated she would look at that.

Homeowner asked if they could change the way the front exterior doors open/close. Property Manager stated per the ARB guidelines, no they could not.

Unfinished Business:

Interior Hallway Carpet Replacement

General Construction of Orlando, Inc. submitted an estimate to remove the old carpet & pad in 32 interior hallways and install new for \$30,400.00.

Pro Source Wholesale Carpet submitted a new estimate to update the amount of carpet and pad needed to 8,801 sf for \$14,953.77.

Michael Cleary motioned accept the estimate from General Construction of Orlando, Inc. to remove the old carpet & pad in 32 interior hallways and install new for \$30,400.00. And the Pro Source Wholesale Carpet estimate for 8,801 sf of carpet and for \$14,953.77. Jill Duckworth seconded. All in favor. Motion carried.

New Business:

Insurance Renewal:

Brown & Brown Insurance submitted insurance renewal for \$297,925 with a 40% increase in the premium from last year due to the most current property appraisal done in 2021 which increased the value of the buildings. Included in this premium is a separate wind buy back policy, which is optional, for \$40,021.00 which in a named storm reduces the deductible to 3% from 5%. Board discussed the difference in the insurance policy prices and that in the event of a hurricane with damages the difference between 3% and 5% is substantial. Mark Summers stated this only reduces the deductible responsibility by 2% and is not sure that it is worth the money. Jill Duckworth stated in a storm most damage comes from the winds. Michael Cleary stated he feels in Florida we can never have enough insurance and would rather have it if needed.

Michael Cleary motioned to accept insurance renewal for \$297,925 including the wind buy back policy. Jill Duckworth seconded. Peter Szedlacsek in favor. Mark Summers abstained from voting. Motion carried.

Bee Removal 400 Building:

Michael Cleary approved an estimate from Bee Serious Bee Removal to extract the bees and hive from the 400 building for \$1,070.00 and General Construction of Orlando, Inc. for \$1,500.00 to remove the exterior mansard to get to the beehive and put the mansard back on.

Michael Cleary motioned to ratify the approval from Bee Serious Bee Removal to extract the bees and hive from the 400 building for \$1,070.00 and General Construction of Orlando, Inc. for \$1,500.00 to remove the exterior mansard to get to the beehive and put the mansard back on. Jill Duckworth seconded. All in favor. Motion carried.

Clubhouse Pool Light Replacement:

Michael Cleary approved an estimate from Seminole Pool Supply to replace clubhouse pool light for \$855.99.

Michael Cleary motioned to ratify the estimate from Seminole Pool Supply to replace clubhouse pool light for \$855.99. Jill Duckworth seconded. All in favor. Motion carried.

Counter Replacements 900 & Clubhouse Laundry:

General Construction of Orlando submitted an estimate to replace the 900 building laundry room counter for \$2,900.00 and the two clubhouse laundry counters for \$1,500.00 for a total of \$4,400.00. Property Manager stated they are the same as the new counter in the 3400 building laundry room. Michael Cleary stated the countertop in the 3400 building laundry came out good.

Jill Duckworth motioned to accept the estimate to replace the 900 building laundry room counter for \$2,900.00 and the two clubhouse laundry counters for \$1,500.00 for a total of \$4,400.00. Michael Cleary seconded. All in favor. Motion carried.

Exterior Door Replacement 300:

General Construction of Orlando, Inc. submitted an estimate to replace 4 exterior entry doors at the 300 bldg. for \$8,000.00. 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.

Michael Cleary motioned to accept General Construction of Orlando, Inc. estimate to replace the 4 exterior entry doors at the 300 bldg. for \$8,000.00 which includes removing existing doors, repairing any damaged brick & drywall, install new doors, paint and pull the permit with the City of Winter Park. 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.

Mark Summers stated that he is continuing to investigate electric car charging stations and the new legislation regarding them. Michael Cleary stated that there are different plugs for different vehicle models. Mark Summers stated they are making them universal. Jill Duckworth stated to Mark that when she is back in town, she would be willing to help him with this.

Michael Cleary stated there will be no Board Meeting in July.

Adjournment: Michael Cleary adjourned the meeting at 6:43.