

**FOUR SEASONS CONDOMINIUM OF WINTER PARK
BOARD OF DIRECTORS MEETING
November 16, 2022 at 6 P.M.
200 St Andrews Blvd, Winter Park FL 32792
At the Clubhouse**

MEETING MINUTES

Attendees: Jill Duckworth, President
Michael Cleary, Vice President
Glen Ioffredo, Secretary
Michael Agranoff, Treasurer
Patricia Rowe, Sentry Management

Jill Duckworth called the meeting to order at 6:00 p.m.

Jill Duckworth wanted to welcome to the Board members Glen Ioffredo and Michael Agranoff and introduced Michael Cleary and herself.

Jill Duckworth informed the homeowners that the Board will not be discussing the Budget at this meeting as it is not the scheduled Budget Meeting. The Budget Meeting will be held on Wednesday December 7th at 6 p.m. at which time the Board will address all homeowner's questions and concerns. Jill asked that if you are unable to attend submit your questions and concerns to the Management office and they would be addressed at the Budget Meeting.

Approval of the Meeting Minutes: Jill Duckworth motioned to approve the minutes of the September 14, 2022 Board Meeting, October 12, 2022 Organizational Meeting and October 26, 2022 Budget Workshop. Michael Cleary seconded. All in favor. Motion carried.

Treasurer's Report: Michael Agranoff requested Michael Cleary read the October 2022 financial report that was submitted and reviewed.

Open Session:

Homeowner stated that she noticed the neighboring apartments' appearance is going downhill and appreciates all that the Board, Management and maintenance do at the Four Seasons.

Glen Ioffredo stated the neighboring apartments have been sold.

Homeowner asked the Board is there something that can be done with the area near the 100 building. She stated the landscape is overgrown and people are using the dumpster area for all kinds of trash/debris. Property Manager stated previous Board held off on the area along the front entrance because the City was going to extend the Cady Way Trail and redo the entire front entrance. Jill Duckworth suggested we will look into installing solar lights to shine on the area to deter cars from coming in and dumping. Jill Duckworth stated we will look into some options.

Unfinished Business:

None at this time.

New Business:

Ratify Mansard Repair 3206:

Jill Duckworth approved emergency estimate from General Construction of Orlando, Inc. for unit 2206 for \$6,900.00 to repair the exterior mansard, which was leaking into the unit, and repair the inside damage from the leak.

Jill Duckworth motioned to ratify the approval from General Construction of Orlando, Inc. for unit 2206 for \$6,900.00 to repair the exterior mansard, which was leaking into the unit, and repair the inside damage from the leak. Michael Cleary seconded. All in favor. Motion carried.

Ratify Chain Knocker Attachment:

Michael Cleary approved an emergency estimate from Bryan Plumbing, LLC for \$1,250.00 to use a chain knocker attachment to clear an area in 400 building drain line.

Michael Cleary approved an emergency estimate from Bryan Plumbing, LLC for \$1,250.00 to use a chain knocker attachment to clear an area in 400 building drain line. Jill Duckworth seconded. All in favor. Motion carried.

Re-Roof Buildings 900, 3000, 1400, 1500, 1600, 1800, 2500, 3500 & 3700

Tip Top Roofing submitted proposals to re-roof the following buildings:

Bldg. 900 for \$52,755.20, Bldg. 3000 for \$56,510.00, Bldg. 1400 for \$60,810.00 Bldg. 1500 for \$31,420.00, Bldg. 1600 for \$55,325.00, Bldg. 1800 for \$57,675.00 Bldg. 2500 for \$31,420.00, Bldg. 3500 for \$51,935.00, Bldg. 3700 for \$57,675.00

Jill Duckworth motioned to approved Tip Top Roofing proposals to re-roof the following buildings:

Bldg. 900 for \$52,755.20, Bldg. 3000 for \$56,510.00, Bldg. 1400 for \$60,810.00, Bldg. 1500 for \$31,420.00, Bldg. 1600 for \$55,325.00, Bldg. 1800 for \$57,675.00, Bldg. 2500 for \$31,420.00, Bldg. 3500 for \$51,935.00, Bldg. 3700 for \$57,675.00

Michael Cleary seconded. All in favor. Motion carried.

Homeowner Payment Plan:

Homeowner submitted a request for a written 6 month payment plan with stipulations. The board discussed and declined to enter into any formal stipulations or "agreements" with the homeowner and based on the motion that passed, no action lien will be filed at this time. The Board declined to enter into a formal agreement for money that is already past due and owed to the association, but the majority agreed that filing a lien against the property is unnecessary at this time and supported allowing additional time for the homeowner to bring her account current.

Michael Agranoff made a motion that provided the homeowner remains current on monthly assessments plus pays the agreed upon \$125 per month until the account is made current, the Board will defer taking action on the notice of intent to lien. Glen Ioffredo seconded. Jill Duckworth in favor. Michael Cleary against. Motion carried.

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

Adjournment: Jill Duckworth adjourned the meeting at 7:01.

APPROVED