

**FOUR SEASONS CONDOMINIUM OF WINTER PARK
BUDGET/BOARD OF DIRECTORS MEETING
December 7, 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
Ellen Heim, Director
Joanna Hart, Sentry Management
Patricia Rowe, Sentry Management

Jill Duckworth called the meeting to order at 6:01 p.m.

Approval of the Meeting Minutes: Jill Duckworth motioned to approve the minutes of the November 16, 2022 Board Meeting. Glen Ioffredo seconded. All in favor. Motion carried.

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

Open Session:

Jill Duckworth informed the residents of a disturbing incident that was brought to our attention. Recently a relative of a Four Seasons resident who lives at the Winter Park Village Apartments was coming to visit her when he was approached by a resident of the Four Seasons and told that he is not welcome here and that if he continued to come onto the Four Seasons property he would be trespassed. Jill stated the Board does not condone this type of behavior and that the Board along with Management has always stated that if a Four Seasons resident sees behavior or a situation that they believe to be suspicious or illegal to call the Police and not engage with any individual. Jill stated that no resident of the Four Seasons has the authority to trespass people from the property other than the Property Manager and the Board President.

Unfinished Business:

None at this time.

New Business:

2023 Budget:

Michael Cleary opened up the 2023 Budget discussion by stating that the state of Florida property insurance is through the roof and companies are pulling out of Florida. There have also been increases in water, sewer, trash, electric, and maintenance contracts. He feels the Board put together a good budget overall with all the increases.

A homeowner asked if this budget is for the whole year. Jill Duckworth stated that the Board does not have an answer to that as the insurance will be renewed in June and we will have to wait until the new rates come in. Michael Cleary stated years ago there was a huge increase in insurance rates and the Association dues had to be increased but when the rates decreased the Board lowered the dues. Jill Duckworth asked Joanna Hart if the Association's insurance is comparable with other communities. Joanna stated yes, we are and that the big factors for insurance increases are not just the hurricanes that hit Florida but all disasters. Joanna also stated that the insurance companies are no longer covering roofs with a life of 20 years and that they are now saying 15 years is the maximum roof life, which means the Association must increase the amount to fund the Roof Reserves.

A homeowner asked if we are bidding out the insurance. Joanna Hart explained that the Association's hired Brown & Brown Insurance to be its broker. They bid out the insurance policies to only A-Rated companies. She stated that the Association can only have one broker because insurance companies will only give quotes out to one entity.

Homeowners asked if there are areas that can be cut back/out. Board stated that the property needs to be maintained. A homeowner stated that O & A Landscape is not doing as good of a job as when they first started by not picking up all piles, blowing towards residents' doors etc. Jill Duckworth stated Property Manager will get with the owner of O & A Landscaping to discuss these matters as he values Four Seasons' account.

A homeowner stated that the one-bedroom hallways don't look good. The stairs have areas that weren't painted next to the new carpet. Some areas around the doors were not painted and the landings are dirty. She inquired as to why the Board approved gray carpet with yellow/beige walls. The Board asked if she reported it to the office. She stated no. The Board said if a resident sees something that needs attention that they should report it to the office.

A homeowner asked if multiple bids are obtained for projects and who is tasked with deciding to get bids. Jill Duckworth stated the Board decides what bids they want to get and task the Property Manager to get them. Jill stated that it has been difficult to get multiple bids on projects as contractors are declining to make estimates without knowing they are going to get the job or are not interested in small projects.

A homeowner stated she does not like the budget and feels that the Board is pricing homeowners out of their units. Jill Duckworth stated that the Board feels that they made the best possible decision for the 2023 Budget. She stated if the Board did not raise the assessments there could be a chance for a special assessment later. Glen Ioffredo stated in his opinion insurance is a major concern and that material and labor costs have skyrocketed along with the risk of more hurricanes which were all considered in the Board's decision to increase fees.

A homeowner asked when the insurance renewal comes up for renewal will it be on the agenda. Jill Duckworth stated that it will be.

Michael Cleary asked that the Board get back to the approval of the 2023 Budget.

Jill Duckworth motioned to approved the 2023 Budget with a \$49 increase. Michael Cleary seconded. All in favor. Motion carried.

Homeowner stated that near the 100 bldg. and dumpster it is dark and feels that the area is unsafe. Jill Duckworth stated that Property Manager got a bid to replace the light with a bright

LED light and to put up a sensor light with a bright light to help deter people from going to the area to drop things in the dumpster.

Ellen Heim stated that she has been at Four Seasons for almost 40 years and residents need to support the Boards' decisions and that one person can't do it all on a property this size. Ellen suggested to have each Board member pick a section of the property and walk it. Jill Duckworth asked her to send an email regarding this to the Property Manager to pass on to the other Board members.

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

Adjournment: Jill Duckworth adjourned the meeting at 7:14.

APPROVED