

FOUR SEASONS CONDOMINIUM ASSOCIATION OF WINTER PARK, INC.
BOARD OF DIRECTORS SPECIAL ASSESMENT MEETING MINUTES
March 8, 2023 at 6 P.M.
200 St Andrews Blvd, Winter Park FL 32792 At the Clubhouse

CALL TO ORDER:

The duly posted Board of Directors Special Assessment Meeting was called to order by Jill Duckworth at 6:00 p.m. on Wednesday March 8, 2023 at 200 St. Andrews Blvd., Winter Park, Florida 32792 at the on-site Clubhouse.

THOSE PRESENT: Jill Duckworth, President
Michael Cleary, Vice President
Glen Ioffredo, Secretary
Michael Agranoff, Treasurer
Ellen Heim, Director
Patricia Rowe, Sentry Management

MINUTES:

Special Assessment Consideration for Carport Owners Only for Carport Refurbish/Maintenance

Jill Duckworth informed the residents that the Association bid the project out to multiple vendors one declined and four submitted proposals per Sherwin Williams specifications:

1. DRS Construction of Central Florida, Inc. proposal was \$31,499.64 which comes out to \$308.82 per carport owner.
2. General Construction of Orlando, Inc. proposal was \$56,300.00 which come out to \$551.96 per carport owner.
3. Central Painting & Waterproofing, LLC proposal was \$56,875.00 which comes out to \$557.60 per carport owner.
4. Element Service Solutions proposal was \$111,092.50 which comes out to \$1,089.14 per carport owner.

There was discussion over the price difference and whether the bids were the same. Board stated that yes, the bids were all submitted according to the Sherwin Williams specifications. Jill Duckworth stated that all vendors were reference checked and that all the references came back good.

Glen Ioffredo asked about the warranty and would like to make sure that the contract states they are using the Sherwin Williams specs. Jill Duckworth stated that we do have the product warranty.

Michael Cleary stated he is a carport owner and is in favor of the carport maintenance. He stated it's been a long time since anything has been done to the carports and would like to do

the maintenance while the carports are in good enough condition to do it and not have to rebuild them.

Michael Agranoff stated he is not a carport owner. He does see the need for the carport maintenance from a liability stand point due to the rust, sharp edges etc.

Homeowner asked the Board to explain what is going to be done. Michael Cleary read off the proposals. Per Sherwin Williams specification contractor will:

Pressure wash top, bottom, fascia metal and poles of carport. Scrape loose rust, replace missing bolts. Prep: remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint will be scraped and sanded to a sound surface. Rusty galvanizing requires hand tool cleaning per Sherwin Williams Specs, prime the area, paint two coats top, bottom, fascia, and support poles of carport.

Homeowner expressed her opinion that the carports are not in need of maintenance and that if it's not broken why fix it and that she doesn't agree with having to pay the same HOA dues as 2 & 3 bedroom units. Jill Duckworth stated that your HOA dues pay for the maintenance of the buildings and common areas. The carports are not common areas as they are owned by specific units.

Ellen Heim asked if the proposals include addressing the current lights under the carports. Jill Duckworth stated the proposals do not. Property Manager stated that not all carports have lights under them as homeowners have added them over time. Property Manager stated we cannot ask carport owners without lights to pay for maintenance on lights.

Jill Duckworth stated that the Board can see no reason not to go with the lowest proposal and that they are going to give the option of 3 payments starting May 1st with no interest if paid in full after the 3 months. Homeowner's can pay the total amount if they choose.

Jill Duckworth motioned the Board of Directors of Four Seasons Condominium Association hereby resolves to accept the proposal from DRS Construction of Central Florida, Inc. for a total of \$31,499.64 in the amount of \$308.82 due from all carport owners of record as of May 1, 2023 for the purpose of carport maintenance.

The Board of Directors of Four Seasons Condominium Association of Winter Park hereby adopts a special assessment in the amount of \$308.82 from all carport owners as follows: \$102.94 due from all carport owners of record as of May 1, 2023; and a special assessment in the amount of \$102.94 due from all carport owners of record as of June 1, 2023; and a special assessment in the amount of \$102.94 due from all carport owners of record as of July 1, 2023 for the purpose of carport maintenance. If the total amount of \$308.82 is paid in full as indicated above no interest will be applied. Any late payments are subject to interest as per the collection policies set forth in the Association's Declaration.

Michael Cleary seconded. All in favor. Motion carried.

Adjourned 6:58