

**FOUR SEASONS CONDOMINIUM OF WINTER PARK
BOARD OF DIRECTORS MEETING
November 8, 2023 at 6 P.M.
200 St Andrews Blvd, Winter Park FL 32792
At the Clubhouse**

MEETING MINUTES

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

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

Approval of the Meeting Minutes: Glen Ioffredo motioned to approve the minutes of the September 7, 2023 Board Meeting, September 20, 2023 Closed Board Meeting, October 11, 2023 Organization Meeting, October 16, 2023 Board Meeting and November 1, 2023 Budget Workshop Meeting. Michael Agranoff seconded. All in favor. Motion carried.

Jill Duckworth informed the residents that we would not be discussing the 2024 Budget at this meeting. The mailing was sent out to all homeowners with the proposed 2024 Budget and that the meeting is set for Wednesday December 6th at 6p.m. Jill stated to be fair to all homeowners, questions need to wait for this meeting so that every homeowner has had a chance to look over the budget. Jill stated that at the December Budget Meeting every homeowner will have a chance to address the Board and that every question will be answered.

Treasurer's Report: Michal Agranoff read the October 2023 financial report that was submitted and reviewed. He stated that collections look great.

Unfinished Business

Ratify Drainage 2600 Bldg.

Michal Agranoff motioned to ratify the approved invoice from O & A Services submitted to remove two temporary extenders on top of the grass at the rear of the 2600 building, connect two solid corrugated pipes to the two downspouts, run the corrugated pipes out through the grass underground towards the sidewalk with two 9 inch catch basins at the end of the pipes to discharge the water for \$558.00. Jill Duckworth seconded. All in favor. Motion carried.

New Business:

Ratify Mansard Repair 1504:

General Construction did an emergency mansard repair at 1504 that was leaking. They removed the wall shingles and underlying paper on 2nd level, removed and replaced all deteriorated wood, applied Tyvek wrap on the mansard wall and re-installed the shingles for \$3,900.00.

Michael Agranoff motioned to ratify the approved General Construction invoice submitted for the emergency repair at 1504 to remove the wall shingles and underlying paper on 2nd level, remove and replace all deteriorated wood, apply Tyvek wrap on the mansard wall and re-install the shingles for \$3,900.00. Jill Duckworth seconded. All in favor. Motion carried.

Ratify Balcony Repair 3303:

General Construction did an emergency repair on the balcony at 3303 that was crooked due to deteriorated wood. They removed the PVC plastic ceiling, leveled the balcony with hydraulic jacks, removed the deteriorated wood, replaced with pressure treated wood and reinstalled the PVC plastic ceiling for \$950.00.

Michael Agranoff motioned to ratify the approved General Construction invoice submitted for the emergency repair on the balcony at 3303 that was crooked due to deteriorated wood. They removed the PVC plastic ceiling, leveled the balcony with hydraulic jacks, removed the deteriorated wood, replaced with pressure treated wood and reinstalled the PVC plastic ceiling. Jill Duckworth seconded. All in favor. Motion carried.

Manager's Report:

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

Open Session:

Homeowner reported there was a person in the clubhouse pool area from the apartments. She wanted to know if the Board made a decision on extending the pool gates. Jill Duckworth stated the prices to extend the gates range from \$10,000-\$15,000 with no guarantee it will keep them out. Property Manager stated that if you see someone or something suspicious call the Police. Homeowner asked if they could trespass them. Property Manager stated no, that they do not have authority to trespass. Michael Agranoff suggested putting a "you are trespassing" sign on the pool. Property Manager stated that until they are actually trespassed the sign would not do anything.

Michael Agranoff motioned to give Michael Cleary and Jill Duckworth authority to trespass. Glen Ioffredo seconded. All in favor. Motion passed.

Jill Duckworth stated that the apartment has been upgrading the property, have new

management and that hopefully communication will be better with them. Homeowner stated she saw their maintenance driving their golf carts on the sidewalk at the 100 bldg. Property Manager stated she would contact their office the next day. Homeowner asked if we still had the Neighborhood Watch Program in affect. Jill Duckworth stated we do not. Jill suggested calling the Police to get some information on starting the program back up and getting with the Property Manger afterwards to discuss.

Homeowner asked do we ticket cars with expired tags, backing in, no parking decal. Jill Duckworth said yes. The property is too large to do every day. We have divided into zones and maintenance tickets the vehicles in the zone they are working in. The Board advised that if a homeowner sees something in their area they can call the office and give the information to the Property Manager and she can check it out.

Homeowner asked why do we have "No Rollerblades, Bicycles, Skateboard on Sidewalks" signs and people still do it. Why not take the signs down. Jill Duckworth stated the signs have to stay up for liability reasons. They are allowed to ride in the streets. If we see them on the sidewalk and know where they live, we can send a letter to the homeowner. If it is a tenant, we can tell the homeowner the Association may not approve the lease renewal if the tenant is not following Four Seasons Rules & Regulations.

Homeowner asked if we could add more speed bumps at the stop signs. Board stated no that they are where they are required to be.

Ellen Heim addressed the Board about her account being delinquent and as to why she was not notified or called in advance. Both the Property Manager and the Board members told her that an open meeting was not the place to discuss this matter and that if she would like the Board could schedule a closed meeting with her to discuss her personal account. Ellen continued to try and discuss her account, but the Board said they would not address any personal accounts in an open meeting and again encouraged her to contact the Board for a private meeting. The Board did offer to discuss the protocol in general for accounts in arrears.

Adjournment: Jill Duckworth adjourned the meeting at 6:41 pm.