

**FOUR SEASONS CONDOMINIUM OF WINTER PARK
BUDGET/BOARD OF DIRECTORS MEETING
December 6, 2023 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 informed the residents that a homeowner will be recording the Board Meeting. Jill asked the residents in attendance who will be recording. Homeowner Lindy Denissen stated it would be her.

Approval of the Meeting Minutes: Glen Ioffredo motioned to approve the minutes of the November 8, 2023 Board Meeting. Jill Duckworth seconded. All in favor. Motion carried.

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

Unfinished Business

None at this time

New Business:

Board Update:

Jill Duckworth stated that she and Michael Cleary will be changing positions due to Michael Cleary's busy work schedule. Jill will now be President and Michael will be Vice President.

Michael Cleary motioned to step down as President and to be Vice President and Jill Duckworth to be President. Glen Ioffredo seconded. All in favor. Motion carried.

Tennis Court Awnings:

There were three estimates to replace the two tennis court awnings. 10S Tennis Supply for \$400 per awning, Welch Tennis for \$399 per awning and Sun Trends for \$400 per awning. No bids include tax or shipping.

Jill Duckworth stated she had maintenance remove the old awnings that were dirty, which we did try to clean, and were now torn.

Board asked Property Manager if she had a preference. She stated no, they were all the same price. She did have a catalog from 10S Tennis Supply from previous orders.

Jill Duckworth motioned to order the two tennis court awnings from 10S Tennis Supply for \$400 each plus taxes and shipping. Michael Agranoff seconded. All in favor. Motion carried.

Sedgwick Insurance Appraisal:

Sedgwick submitted an estimate for an insurance appraisal renewal program with a property inspection for \$1,250.00 plus three annual reports at \$650.00 per report.

Jill Duckworth stated that we have had the program in place and that our Brown & Brown insurance agent, Cory, recommends this to help keep our insurance premiums down. This is an increase of \$150 for the inspection and \$100 for the reports from our prior program.

Michael Cleary read from the estimate the part that emphasizes the importance of having an appraisal which says "Due to the unprecedented increase in construction costs, a current appraisal assures that your property is not underinsured".

Jill Duckworth motioned to accept Sedgwick's estimate for an insurance appraisal renewal program with a property inspection for \$1,250.00 plus three annual reports at \$650.00 per report starting in April 2024, as recommended, two months prior to insurance renewal. Michael Agranoff seconded. All in favor. Motion carried.

2024 Budget Approval:

Jill Duckworth thanked the Board and Property Manager for all their hours of work on preparing the Budget.

Homeowner asked if laundry income is part of the contract we have for using the machines. Board explained yes, based on the amount of usage. Property Manager stated it is a commission based on the percentage of use. Board explained that there is no way to know how much usage, as some units have washers and dryers in their unit. Homeowner asked what cost the machines are and how long is the contract. Board stated the cost of the machines is in the 10-year contract. Homeowner asked when the contract started. Property Manager stated was not 100% sure but believed it started in 2017/2018.

Homeowner asked Board to explain how they came up with income line-item application fees when there is an expense line-item for credit investigations. Homeowner stated if prospective homeowner/tenants are paying for the application why are we paying for it? Board explained that yes, prospective homeowner/tenants pay the Association for the application, but we still have to pay the company that runs the background checks. Homeowner asked how much Association makes on the fees. Property Manager stated the background checks cost \$50 pp, except for out of country checks, so the Association generally makes \$50 pp.

Homeowner asked what is the difference between Mansard Roof Shingles and Exterior Building line items? Board explained that Mansard Roof Shingles are for replacement of the shingles only. Exterior Building covers mansard/wood repairs. Property Manager stated Exterior Building covers all outside building expenses and repairs.

Homeowner asked why we have a phone in the guest suite. Board explained that the Association license for the guest suite is governed under the Division of Hotels and Restaurants which requires a phone in there just like a hotel room has a phone. Homeowner asked why not get a cell phone and give out each time it's rented. Board stated that we cannot do that.

Homeowner asked why we have the answering service and why can't the Property Manager have a cell phone? Board explained that the answering service is for after hour calls and that Property Manager does take all after hour calls, even when on vacation. Homeowner stated if she is taking all calls, it would be less expensive for a cell phone. Board stated that would not work that if the Property Manager can't be reached and they call the backup Manager who would not have the cell phone.

Homeowner asked what line item 7040 contracted labor was for. Property Manager stated that is for the Pool Company that is here 3 times a week for the 3 pools.

Homeowners asked how the Board came up with the water/sewer budget line and if they took into consideration that storm water is no longer paid by the Association and that now homeowners have to pay for storm water in their taxes. Board stated they decreased the amount to allow for storm water no longer being a part of the utility bills, but still anticipate a water/sewer cost increase. Homeowner stated that the taxes that she just paid included 2023 stormwater and stated she is now paying twice and wants to know if everyone is going to get money back? Homeowner would like the Board to call the City of Winter Park for answers. Board stated that each homeowner can call/write and ask questions to the City. Board explained the utility bills were paid or the water would have been turned off. The Association does not have the money to give back to any homeowner. Michael Agranoff read information from the City of Winter Park website that states that the fiscal year ended September 30th and that the amount for stormwater in recent taxes was for the rest of the year. Board stated they made an educated guess based on previous usage what to budget for water/sewer for next year.

Homeowner stated that he has owned his unit for 30 years and this is the second time in all those years he has come to a meeting. To the homeowners with the questions, he said he appreciates their concerns about the budget, but homeowners must realize we live in Winter Park and that Four Seasons is a top-notch place. He stated that the insurance is not anyone's fault and is crazy high right now.

Another homeowner stated that she feels Four Seasons looks great and that the Board and Property Manager are doing a great job.

Homeowner asked if we know if the insurance will decrease anytime soon? Michael Agranoff stated that insurance agents said that if we have another year of no catastrophic events, we possibly could see a decrease. He also stated that 75% of the country's insurance lawsuits come out of Florida.

Jill Duckworth asked were there anymore questions regarding the Budget? There were none.

Jill Duckworth motioned to accept the 2024 proposed budget. Glen Ioffredo 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:

There were no comments for open session.

Adjournment: Jill Duckworth adjourned the meeting at 7:07 pm.