

**FOUR SEASONS CONDOMINIUM OF WINTER PARK
BOARD OF DIRECTORS MEETING
January 10, 2024 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 asked if any of the residents will be recording the Board Meeting. Residents stated no.

Jill Duckworth informed the residents that “trash” has been an issue since the holidays. Waste Pro changed our pickup days from Monday & Friday to Monday & Thursday and have missed some of the extra Wednesday pickup at 2900 dumpster. Jill stated Property Manager has been in contact with Waste Pro to get our initial Monday & Friday days back and extra Wednesday pickup changed to the 2300 dumpster which is filling up the quickest.

Jill Duckworth informed the residents that we have a new maintenance person “Ray Price” and asked that if the residents see him say “hello” and welcome him to Four Seasons. She stated Ray comes to us with an extensive background in maintenance and excellent references. Resident asked if this is permanent and will Ron be coming back. Jill stated yes, this is permanent and that Ron is out on an extended leave of absence.

Minutes: Michael Agranoff motioned to approve the minutes of the December 6, 2023 Board Meeting. Glen Ioffredo seconded. All in favor. Motion carried.

Treasurer’s Report: Michael Agranoff read the December 2023 financial report that was submitted and reviewed.

Unfinished Business

None at this time

New Business:

Plumbing Repair 1606:

Bryan Plumbing submitted an invoice for an afterhours service call to 1606 for a sewer backup. They removed the toilets, found flange roots, snaked the shared line to clear, removed the roots and reset the toilets for \$886.00.

Ratify Video Inspection 1600 Bldg.:

Bryan Plumbing submitted an invoice for the video inspection the main drain line under the 1600 bldg. after receiving multiple sewer backup calls for \$795.00. They recommended jetting the line.

Ratify Pressure Jetting 1600 Bldg.:

Bryan Plumbing submitted an invoice for high water pressure jetting out the main 4" sewer line that runs the length of the 1600 bldg. for \$825.00.

Michael Agranoff motioned to ratify all three approved Bryan Plumbing invoices for the 1600 bldg. Michael Cleary seconded. All in favor. Motion carried.

Ratify Main Drain Repair 3304:

Bryan Plumbing submitted an invoice for the repair to three feet of main sewer pipe in front of unit 3304 that had rotted out and had to be replaced for \$698.00.

Michael Agranoff motioned to ratify the Bryan Plumbing invoice for the main drain repair in front of 3304. Michael Cleary seconded. All in favor. Motion carried.

Property Safety:

Jill Duckworth stated the Board received an email from a resident regarding safety on the property and requested that it be put on the agenda. Jill responded to her email asking to be more specific and received an email back which she read as follows:

Our safety we be the issue that has been addressed in 2023 and should be in future issue into the 2024 year. one question is why hasn't safety been an issue for our community? Patty locks her door for past 2 years because she is afraid, since that guy came in her office and she was alone. That's how the community is feeling. We have issues with people trespassing behind bldg 100-200 , many complaints. Several times having people lottering in our pools from the Apts. Our neighbors being assault by people not belong here (my understandingon that was the past summer at kids pool). Recently the cars being shot at with a bb gun. What, we have to wait till someone dies?? Homes being watched by cops often. Stolen cars left in back of complex. I can't believe our safety was not number one on the budget. I feel this needs to change. Don't spend anymore on mulch this year and allocate that to our safety!! (mulch gets blow away by yard guys, wind and washed away by rain.) I'm not the only resident that feels this way. We should count as people not just a dollar amount. There's no amount that can replace a human.

Jill stated she responded with a list of questions the Board would like the residents to answer as to how they feel the Board should go about trying to make residents feel safe:

1. If residents wanted us to add money to the budget to improve safety at Four Seasons and residents felt that this should be “number one on the budget”, why was this not brought up to the Board at the Budget Meeting?
2. If you (or any of the other residents who do not feel safe) were on the Board what specific measures would you put in place to keep the apartment residents off of our property, keep stolen cars from being parked on our property, prevent kids from driving through our complex shooting our car windows (this is happening in many locations right now per Winter Park Police) and assure that no one other than Four Seasons residents will ever come to use our pools?
3. What exactly would you and those other residents mentioned suggest be done to make sure that the residents at Four Seasons feel safe?
4. How would you pay for such safety measures such as cameras or security guards at Four Seasons?
5. Would you suggest we do a revised budget for 2024 and raise fees to pay for such services or do a special assessment?
6. What line items in the 2024 budget do you feel could be cut or reduced in order to include the cost of cameras/security guards?
7. What statistics are you citing that show that Four Seasons is a high crime rate area to justify any expenditure of funds suggested to implement extra security?
8. What happened to the Neighborhood Watch Program that a group of residents offered to start?
9. When “suspicious” people are seen on the property, why is 911 not called and why do residents refuse to give their names or unit numbers?

Michael Cleary stated the Board, as requested, fixed the light near the residents bldg. to make it brighter, have Property Manager follow up with the Police when there is a reported incident and have requested extra Police patrols. Michael stated he takes offense to the residents' statement that the Board does not care. Michael stated it is not the Board's responsibility to make residents feel safe.

Michael Agranoff stated that neither the Association, Board nor Management cannot guarantee anyone's safety.

Resident stated she lives near the center of the community and feels safer back there compared to the area between the apartments and Four Seasons and suggested spending money to research the issue. Another resident stated she felt the same way that when she is at her mother's unit, which is also near the center of the community.

Michael Agranoff asked the residents where would you want the Board to shave the budget and if there was extra to shave that most residents would prefer the dues were lowered and not spent on safety measures? Michael asked the residents would you be willing to spend \$5 more per month to pay for additional security measures. Residents stated no they are not willing to spend any more money for additional security measures.

Jill Duckworth stated we are going to go down the list of questions as these are issues that residents want the Board to address. Starting with number 1 Jill asked why were none of you

at the budget meeting to bring this to the Board's attention. Resident stated incidents become more frequent after the budget meeting.

Resident who sent the email stated she has some suggestions for question 2. At the pool gates put metal around the knobs like the laundry room gates so that people cannot stick something thru the gate to open, put a fence along the back of 100 bldg., move the doggie station by the 100 bldg. it is very dark by it, put a up "no trespassing sign" at the 100 bldg. and add more speed bumps. Board stated we would look into the pool gates, a fence cannot be put up it is the apartment's property, we will move the doggie station to either the side of the 100 bldg. or up by the clubhouse and will put up a temporary sign stating "Private Property Four Seasons Residents Only" to see if it makes a difference.

Resident responded to question 3 stating she has more time now and is going to move forward with trying to get the Neighborhood Watch program going. She has spoken with some residents and they agreed to work with her on it.

Question 4, 5 & 6 brought up cameras, security guards, gates and how would we pay for them. Board stated they are very costly and would require a special assessment to pay for them. Residents stated nobody wants a special assessment. Resident asked about putting Ring cameras on their doors that way when/if something happens it could help find out who is doing it. Board said that is a perfect item for the Neighborhood Watch Program.

Board addressed question 7 and statistics of crime. Per the City of Winter Park Police Four Seasons does not have a high crime rate. Jill Duckworth stated one way the Board is going to help keep people out of the community is to have password protected WIFI at the clubhouse and cover the outlets at the rear of the clubhouse that people can use. Board stated crime is everywhere and reiterated if you see something that makes you feel unsafe or looks suspicious call 911 and let them determine if it is an emergency or not.

Jill Duckworth stated she feels this was a good meeting and a good start to get some things moving to help the community.

Manager's Report:

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

Open Session:

Jill Duckworth asked if anyone had anything for open session. Resident brought up that there are a lot of Coyote sightings lately. Jill stated we will send out an eblast to let residents know.

Adjournment: Jill Duckworth adjourned the meeting at 6:55 pm.