

Annual Meeting  
Minutes for February 07, 2023

The Annual Unit Owners Meeting was called to order, Tuesday, February 7, 2023 at 7:02 p.m.

All rose for the Pledge of Allegiance

Board members Perry Allen, Nancy Dittmeier, Bob Bennett and Terry Donroe were present. Marilyn Ryan was not available. A total count of 107 units were represented by proxy or unit owner. In order to establish a quorum, a total of 88 units was required

Perry Allen made a motion to waive the reading of minutes from last year and approve the minutes as written.

Bob Bennet seconded the motion and it was passed unanimously.

Perry Allen commented that he would like to thank our staff for keeping the Four Seasons running smoothly. He added some reminders - maintenance fees are due on the first of the month and would be considered late after the 10<sup>th</sup> of the month.

Perry went on to say that we had a few leaks in apartments and suggested that if owners had not replaced their wax rings in their toilets in the past 10 years that they change them out to prevent leaking. He also reminded owners that they should check their water connections to ensure that they do not have dry rot which could cause a malfunction.

Perry continued by asking that owners made sure the office had a working key to their unit in case of emergencies.

The discussion continued regarding the ongoing work on the concrete restoration on Building 10 and the start of work on Building 9 including work on 12 patios. Perry said that we are below budget on Building 9. Owners were reminded that no construction work can be performed on the walkways other than window and door repair/replacement as it is against fire code.

Perry gave updates on work that has been completed this year:

The north pool and deck have been resurfaced and should be completed soon.

We fixed the potholes, sealed the driveways and re-stripped the parking spaces.

By law, we were required to upgrade the pool pumps to have automatic shut-offs for the chemical pumps. The pool lights were inoperable and were replaced.

Perry went on to say that several cost saving measures had been instituted:

We cancelled our AT&T contract for phone lines in the elevators and office and switched to Spectrum at a savings of \$5800.00 per year.

Working with the fire alarm company and the City of Cocoa Beach, we received permission to remove the fire hoses from the five story buildings eliminating the need for inspections, hydro-testing and replacing thus saving approximately \$9700.00 per year.

The washers and dryers were removed from Buildings 1 - 7 saving approximately \$4400.00 a year on rental cost. It also saves an unknown amount on electricity that powered the hot water tanks 24/7.

Perry commented that John Luther was instrumental in coordinating these cost saving measures.

No election was required this year since there were only five candidates who submitted their intent to run for the Board to fill five positions.

The following individuals will be members of the 2023-2024 Board:

Bob Bennett  
Theresa Donroe  
Courtney Roberts  
Paul Berner  
Marilyn Ryan

The Board of Directors organizational meeting followed the owners meeting.

Perry discussed the reserves and explained some of the extra expenses this year.

Perry opened the floor to any owner who would like to chair the meeting. No owner accepted.

There was a question about the insurance coverage on the condo and it was explained that we do not currently have full coverage.

An owner recommended that budget projections should be included with the budget.

An owner requested that reserves requirements be explained in 2024. Paul Berner explained the new state reserve requirements. Perry said that 5 story and garage roofs need to be replaced.

An owner commented that information needs to be communicated more efficiently. Paul Berner said that there will be more transparency in the future.

Perry made a motion to adjourn the meeting since there was no further business, Seconded by Bob Bennett.

The meeting was adjourned at 7:37 pm.