

Board of Directors Meeting Minutes for March 25, 2024

The meeting of the Four Seasons Condominium Association was called to order at 12:00 pm board members present were, Paul Berner, Marilyn Ryan, Theresa Donroe, Don Copeland and Perry Allen

The first item on the agenda was to accept the minutes from the March 6, 2024 Board meeting?

Motion No. 1: was made by Paul Berner that the reading of the minutes from the March 18, 2024 meeting be waived and that the minutes be accepted as presented by the secretary.

The motion was second by Marilyn Ryan and passed unanimously.

Next on the agenda was a discussion and update on potential contract, budgets and reserve shortfalls for upcoming projects.

First item of discussion was the five story roof projects and mansard materials options. Which will include the modified roof and F-Wave shingles material for the mansards to be done by Tech Systems.

The next item of discussion was a follow up of the kitchen drain stacks project.
The next item of discussion was a follow up of the Dryer vent cleaning for all buildings.
The next item of discussion was a follow up of the water shutoff valve for the two story buildings.
The next item of discussion was a follow up of the gutters on the backs of the two story buildings.
The next item of discussion was a follow up of the two story concrete restoration project.

Motion NO. 2: was made by Marilyn Ryan and was seconded by Don Copeland and passed unanimously to move forward on the two story concrete restoration project after we receive bid proposals and engineering services from our contractor and engineer.

There was a discussion on Insurance for the association and was tabled until we get the cost associated from Wren Insurance for this year

The next item of discussion was the south pool resurfacing and pool deck project including new pool furniture. It was decided to move forward on the project as scheduled and to sign the contract with Sutton Pools

Motion NO. 3: was made by Theresa Donroe and was seconded by Marilyn Ryan and passed unanimously to purchase pool furniture for both the north and south pools at an estimated cost of 14,007 plus shipping.

Next item discussed was the garage roof project for garages B and D. After discussing the issues at the last meeting the discussion was tabled waiting for cost and scheduling. The discussion was tabled again until we receive more cost information.

Next item is a follow-up discussion on the loan payment of 106,851.50 It was explained that 60,000 was paid using a CDAR from the reserves that came due and was transferred into a sunrise account to be paid back at a later date. It was also discussed that the remaining 40,000 be included in the upcoming funding discussion.

Motion NO. 4: was made by Marilyn Ryan and was seconded by Theresa Donroe and passed unanimously to include the remaining 40,000 in the upcoming funding discussion.

The next item discussed was of the remaining pay back of the 60,000 to the reserves to also be include in the upcoming funding discussion.

The next item discussed was the garage roof project for garages B, C and D. It was decided to table garages B and D until we have more cost associated with the project however to move forward on the garage C project.

Motion No. 5: was made by Don Copeland and seconded by Perry Allen and passed unanimously to move forward with the garage C roof and building project.

The next item was a follow up discussion of the SIRS reserve study mandated by new legislation requiring associations to fully fund reserves for all structures three stories and above. It was decided to table the discussion until the Board could study the reserve study.

The next item was a follow up discussion and report on the status of the river bank rock repairs. Perry stated we had a second inspection scheduled within the next few days to firm up a bid received in 2023 and Perry pointed out the sample of the new mansard shingle material chosen by the Board to replace the existing mansard shingles.

With no further business to discuss.

A motion was made to adjourn the meeting

Motion No. 6: was made by Don Copeland and was seconded by Theresa Donroe and passed unanimously.

The meeting was adjourned at 1:30 PM.