

# Board of Directors Meeting

## Minutes for April 30, 2024

The Board Meeting of the Four Seasons Condominium Association was called to order at 1:30 PM. Present in the room are Paul Berner, Don Copeland and Perry Allen

Notice was made please be aware that this meeting is being recorded to support the creation of accurate meeting minutes to be posted on our website.

The first item on the agenda was to accept the minutes from the April 25, 2024 Board of Directors meeting.

**Motion No. 1:** Perry Allen made a motion that the reading of the minutes from the Apr 25, 2024 meeting be waived and that the minutes be accepted as presented by the secretary.

It was seconded by Don Copeland and passed unanimously.

The second item on the agenda was to discuss and approve a parking decal for Owners and Residents of Four Seasons, approved a violation sticker as well as approving a paper pass system for Owner / Resident Guests.

**Brief discussion of the parking decals, violation stickers and paper passes was made by Don Copeland**

**Motion No. 2:** Perry Allen made a motion to approve a Four Season's parking decal that will be affixed to Owner / Resident vehicles.

It was seconded by Don Copeland and passed unanimously.

**Motion No. 3:** Perry Allen made a motion to approve a Four Season's vehicle violation sticker that will be part of the process for parking violations.

It was seconded by Don Copeland and passed unanimously.

**Motion No. 4:** Perry Allen made a motion to approve the sample Four Season's paper pass system for Four Season's guests.

It was seconded by Don Copeland and passed unanimously.

**Motion No. 5:** Perry Allen made a motion to purchase no more than 1,000 parking decals, and 200 violation stickers at a projected expense of \$500. Parking decals will have no reference to Four Seasons, but will be easily identifiable.

It was seconded by Don Copeland and passed unanimously.

**Motion No. 6:** Perry Allen made a motion to amend the Four Season's Rules and Regulations to include language describing parking decals, violation stickers, and Guest paper passes.

It was seconded by Don Copeland and passed unanimously.

The next item on the agenda was to approve progressive process for addressing parking violations

### **A brief discussion**

**Motion No. 7:** Perry Allen made a motion to approve and adopt the progressive process identified in section 4.18 of the proposed revised Four Seasons Rules and Regulations for addressing parking violations for both Owner/Resident vehicles and non-resident vehicles.

It was seconded by Don Copeland and passed unanimously.

The next item on the agenda was to discuss and approve a modification to Four Seasons CC&R's in include language supporting and managing boat parking on Four Season's property. Once the CC&R change is approved by the board it will: 1) it will go to our attorney for review; and with our attorney approval, 2) it will be sent to the owners for a vote of approval. If passed, it will be forwarded to the state for before becoming part of our CC&R.

**Discuss the parameters of the CC&R Boat Parking change.**

**Motion No. 8:** Motion to approve the CC&R as drafted to add language supporting and managing boat parking on Four Season's property. Included in this change is a monthly assessment for boat parking, and rules governing the assignment and re-assignment of boat parking spaces? If approved by the board, the CC&R changes will go to the lawyer for review and possible distribution to the owners for a vote of approval if necessary? The motion was tabled by Don Copeland

It was seconded by Perry Allen and passed unanimously.

The next item on the agenda was to discuss and approve the revised Four Season's Rules and Regulations. The old document was 7 pages in length and the new document 67 pages

### **A brief discussion**

**Motion No. 9:** A motion to approve the revised Four Seasons updated Rules and Regulations dated 4.30.24 was tabled by Don Copeland

It was seconded by Perry Allen and passed unanimously.

The next item on the agenda is to frame the need and create a Painting Committee to power wash and paint all 220+ concrete parking stops starting in late May 2024.

A motion was made to adjourn the meeting.

**Motion No. 10:** Perry Allen made a motion to adjourn the meeting.

It was seconded by Don Copeland and passed unanimously.

The meeting adjourned at 3:05 PM