

Meeting Summary for Meet the 2025 Candidates for the Four Seasons Board of Directors

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The meeting was called to order at 7:00 PM. 2025 Board Candidates present were Mike Adams, Perry Allen, Douglas Blanshan, Don Copeland, Nancy Dittmeier, Marvin Hora, William Kozlowski, and Steve Westcott. 2024 Board members present were Don Copeland, Paul Berner, Perry Allen, and Marilyn Ryan.

Quick recap

The meeting focused on the management and operations of a large community, with discussions about the board of directors' role, budget concerns, and infrastructure challenges. Several individuals introduced themselves and expressed interest in joining or continuing to serve on the board, highlighting their various backgrounds and experiences. The meeting also addressed issues such as rising insurance costs, lawn care expenses, and the voting process for board members, with attendees agreeing to seek legal advice on certain matters.

Next steps

- Board to consult with legal representation regarding the legality of expanding the number of board candidates beyond the initial four who submitted applications by the deadline.
 - Board to review and interpret the relevant statute (718) regarding board member selection and election procedures.
 - Board to determine the appropriate course of action for the upcoming board election based on legal advice and statutory requirements.
 - Board to communicate the decision and any changes to the election process to all owners.
 - Don to follow up on potential insurance cost reduction strategies with the new broker he mentioned.
 - Paul to continue discussions with the new insurance broker he referenced.
 - Board to explore ways to control and reduce insurance costs for the community.
 - Board to investigate the significant increase in lawn care costs and explore alternative options if possible.
 - Board to consider establishing committees to help distribute the workload across the community.
 - Board to review and potentially revise the budget preparation process based on Bill Koslowski's suggestions.
 - Steve Westcott to research optimizing the sprinkler system to reduce water waste.
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Summary

Board Engagement in Large Community

The meeting involved a discussion about the management and operations of a large community, with a focus on the role of the board of directors. Paul Berner emphasized the importance of the board being available and engaged in the day-to-day management of the community, given its size and complexity. Paul also highlighted the financial aspect, mentioning that the community had almost 9 million dollars in monthly and special assessments over the last four years. Paul stressed the need for board members to be proactive and involved in managing the community's various issues.

Introductions and Community Involvement Discussed

In the meeting, eight individuals introduced themselves and shared their experiences and reasons for being involved with the Four Seasons community. Mike Adams, a retired Electrician who worked for Rolls-Royce, expressed his desire to get more involved and contribute his experience to the community. Perry Allen, a board member, former Four Seasons maintenance worker and retired Florida Highway Patrol Captain, shared his passion for the community and his experience as a board member. Doug Blanshan, a retired CPA and full-time resident, expressed his enjoyment of living in the community and his desire to serve the members and residents.

Addressing Rising Costs and Insurance

Doug and Don discussed the budget for 2024 and 2025, with a particular focus on the significant increase in lawn care costs. Don explained that the lawn care company they had been using for years was going out of business, leading to a substantial increase in cost. The board members also discussed the importance of addressing the rising insurance costs, which currently account for almost thirty-eight (38) percent of their monthly assessments. They expressed hope that new insurance brokers could help negotiate better rates and that legislation might provide some relief. The goal is to maintain the quality of living for all owners while controlling costs and maintaining the infrastructure.

Introductions and Community Contributions

The meeting involved eight 2025 Board Candidates: Mike Adams, Perry Allen, Douglas Blanshan, Don Copeland, Nancy Dittmeier, Marvin Hora, Bill Koslowski, and Steve Westcott, who introduced themselves and shared their backgrounds. Perry, a long-time resident of the area, has been on the board for two years and expressed interest in continuing to contribute to the community. Marvin Hora, a former public servant, moved to the area two years ago and is interested in contributing to the community's future. Bill Koslowski, a part-time resident, has extensive experience in finance and accounting and is interested in improving the budgeting process. Steve Westcott, who grew up in

Philadelphia, is interested in running for the board to contribute to the community's betterment. The conversation ended with a discussion about potential changes to the budgeting process.

Aging Infrastructure and Costly Maintenance

The discussion revolved around the challenges faced by the community due to the aging infrastructure and the high cost of maintenance. Steve highlighted the importance of the community and the need for cost-effective solutions. They also mentioned the issue of overwatering and the potential for using recycled water. Steve and Bill expressed interest in joining the board to provide input on these issues. Additionally, Bill mentioned a conversation with a friend who had experience with insurance companies, including Lloyds of London, and suggested that this friend could provide advice on improving the community's insurance situation.

Voting Process and Board Disagreement

In the meeting, Mike Adams discussed the voting process for the board of directors, emphasizing the importance of timeliness in submitting names for consideration. Mike expressed disagreement with the current procedure, stating that it was not in line with the statute and could be considered election fraud. The conversation ended with Mike suggesting that the board should cancel the election and fill the vacancies based on the original applications. The attendees agreed to consult with their attorney for further guidance.