

Annual Meeting
Minutes for February 06, 2024

The Annual Unit Owners Meeting was called to order, Tuesday, February 6, 2024 at 7:05 p.m.

Paul asked for everyone to rise for the Pledge of Allegiance

New Board members Paul Berner, Perry Allen, Theresa Donroe and Marilyn Ryan and Don Copeland were present and a total count of 122 units were represented by proxy or unit owner. In order to establish a quorum, a total of 88 units are required.

Paul: made a motion to waive the reading of minutes from 2023 annual meeting and approve the minutes as written by the secretary.

Do I hear a second?

Marilyn: I second

Paul: All in favor please signify by saying Aye!

All: Aye

Paul: So moved.

Before opening this owners meeting as is customary we would like to do a brief summary of the past year, and to thank our staff for keeping the Four Seasons running smoothly.

Our concrete restoration project has been completed on buildings 8, 9 and 10. It was completed months ahead of the anticipated schedule and came in under budget. Thank you all, for putting up with this necessary work. It was challenging for owners at best. But went very smoothly again thanks to our owner's cooperation.

We have spent a lot of money upgrade and protecting our walkways. No construction work is to be performed on these walkways. If you see owners contractors performing any type of construction on the walkways other than window, door or shutter repairs/replacement please inform the office.

The north pool and pool deck resurfacing was completed last year and we hope to tackle the South pool this summer if the schedule allows.

Some important reminders:

Boat storage: We will be developing a questionnaire for our owners to review and determine the future of the boat storage.

Water Leaks and Backups: We have had numerus water leaks and backups in apartments due primarily to the misuse of the drain/sewer system. For instance, after clearing several backups, we found items such as rags, batteries, large amounts of chicken skins, and excessive amounts of grease in the drains, causing these back-ups. None of which should be entering the drains.

Unfortunately we are unable to pinpoint the source of the contaminants due to the design of the buildings.

Toilets: If you have not replaced your wax rings in your toilets in the past 5 years, please change them out to prevent leaking on your neighbors. Leaking toilet tanks and dripping faucet's cost us all annually. One leaking toilet this summer cost us nearly \$1,000 dollars in a two month period again due to a lack of proper maintenance and complete disregard for a continuously running toilet.

Hoses and Valves: Please check your water line connections and consider up grading your hoses to a braided steel hose on your sinks, washer, toilets and ice maker and replacing your shutoff valves with updated quarter turn ball values replacing the old gate valves. A list of items to pay attention to is available on the kitchen pass through and on our website.

Upcoming Project Being Considered: There are several project being considered by the Board over the next few year. Starting with the five story

roofs. We have started the bidding process with our engineering firm to develop the bids. Once that is settled we will have the sealed bids sent out to multiple roofing contractors. As we have stated in previous board meetings our 5 story roofs are now over 23 years old and as they age the insurance companies look at them as a liability and will require us to replace them due to their age. This leaves us with few options since we are required to have insurance on our buildings.

We are also looking at the remaining garage roofs starting with garage C which was damaged during Hurricane Ian and was part of the loss assessment.

Two story concrete restoration project for the walkways and balconies: We have received an estimated cost study report from our engineer and have posted this and much more information on our website. We encourage you to visit the website and formualarize yourself with this information.

We are also required by Florida law to have the newly legislated Milestone Structural Inspection Report and Structural Integrity Reserve Study prompted by the building collapse of the Surfside Condominium here in Florida completed by December 31, 2024 We have already completed the Reserve Study portion of the legislation.

No election is required this year. There were 5 candidates who submitted their intent to run for the Board to fill five positions.

The following individuals will be members of the 2024-2025 Board:

Paul Berner
Marilyn Ryan
Theresa Donroe
Don Copeland
Perry Allen

The Board of Directors organizational meeting will follow this meeting.

As you know, this is a unit owners meeting which means it is your meeting. What items would you like to discuss.

NOTES:

OWNER QUESTIONS, COMMENTS AND DISCUSSION

Q1: Sprinklers. South end Bldg 8 running continuously. Pls fill in work order.

Q2: New gutters...Bldg 1 but still ponding...Need work order for downspout extension.

Q3:Elevator Bldg8...why so long 2/b down...header and concrete around entire door...removal, replace, concrete drying time, etc ..estimate 10 days.

Rumor...\$1,000,000 set aside for this repair...Reality: \$25,000 budgeted... $\frac{1}{2}$ paid already, the other $\frac{1}{2}$ on completion of work.

Q4: Seawall repairs before storm season.....waited until equipment and activity for 5 story concrete restoration was done. Sewall by expert's opinion in generally "OK" shape ..will start on certain areas in poorer shape...."can be done piecemeal".

Q5: Bldg 7 balconies. Could see deterioration from the front edge..replace at least a foot in, resurface seal and paint, new screening, 2b done within a week.

Q6: Insurance situation....Insurance crisis in Florida makes planning and budgeting very difficult....renew this APRIL...NO HARD NUMBER UNTIL @ A MONTH BEFORE FROM BROKER ...considerations: raise coverage to 85% /100% based on affordability of premiums...if no change, estimate increase from 325k to 425K...100% to 500k.

Q7: Discussion on leaking plumbing...especially toilets..suggestion that once a year maintenance put dye in each units `toilet and identifies problems very effectively...check shut off valves once a year by turning them on and off...under sink connections checked .

Q8: Financing....Will be a very challenging year....Will know more once proposals for 5 story roofs are received in the next 2 weeks.

Q9 : Different fee structure between 2 story and 5 story....this ? has been raised a number of times over the years. Will ask lawyer for guidance.

Q10: Pools ... South pool : 2/b totally redone spring of 2024.

.... North pool: Pool and deck resurfaced. Draining and refilling caused a crack in pool wall...pool drained again to repair. This work apparently caused a break in a return line which necessitated a partial draining again to replace pvc pipe. Not uncommon situations because of soil composition. All expenses on us!

Q11: Boat storage Will develop a questionnaire for owners to determine future use of boat storage area....all current registration tags, boat, trailer license. will be

checked... Town can check and ticket. Chains, secure covers and tie-downs will be checked.

Q12: Cars...Mandatory...Must be in Working Condition ...All vehicles must have current license plates/tags. Exception...we have been informed that covered vehicles w/license plates are subject to theft of that plate by outsiders..Cover your vehicle in a remote spot and remove the license plate...inform the office...vehicle type and unit number. Courtesy reminder, if an owner is going 2/b away from several days to week/months, please leave the vehicle in a general parking spot,...not next to a building making that spot available for several trips each day for resident owners.

Since there is no further business, I make a motion to adjourn the meeting.

Do I hear a second?

Perry: I second

All in favor please signify by saying Aye!

All: Aye

So moved.

Meeting was adjourned at 8:30 pm