

# Meeting Summary for FS BOD Meeting 3.24.25

Mar 24, 2025 1:00 PM Eastern Time (US and Canada) ID: 915 7957 1383

## Quick recap

The board discussed and approved various items related to insurance renewal, property maintenance, and security measures for the recreation center. They also addressed issues with the aging irrigation system, the need for better visibility at the entrance, and the replacement of a failed golf cart. Lastly, they discussed the need to rewrite the Four Seasons Declaration documents and the ongoing process of revising the rules and regulations document.

## Next steps

1. John to get cost estimates for asphalt sealing and speed bump replacement options for the parking lot.
2. Steve to research and get price estimates for rubber speed bumps.
3. Board members to review the existing rules and regulations document and provide recommendations to Marvin.
4. Marvin to continue revising and condensing the rules and regulations document over the next 6 weeks.
5. Don to follow up with the attorney regarding the process for rewriting the declaration documents.
6. Don to vet the enforcement policy draft with Carlos (the attorney) for guidance.
7. Board members to consider which committees they want to be assigned to and email Don their preferences.
8. Don to research options for acquiring a used golf cart to replace the failed Yamaha cart.
9. Board to discuss and decide on golf cart purchase details at a future meeting.
10. John to continue monitoring the aging irrigation system and purchase spare parts as needed.

## Summary

### Insurance Renewal and Property Maintenance

The board discusses and approves several items related to insurance renewal and property maintenance. They approve contracting with Worthy and Company to update building valuations for \$1,000, Honor Services to update wind mitigation reports for \$2,689, and Tech Systems to renew roof inspection reports for \$900. The board also approves removing additional funds from the 5-story roof reserve account to pay for the final roof payment to Tech Systems, totaling \$185,640.56. They discuss transitioning from component reserves to pooled reserves for greater financial flexibility. Lastly, the board approves a final payment of \$31,200 to High Surf Corporation for riverbank repairs in Zone 2, with funds coming from the seawall operating asset and operating fund shortfall.

### Riverfront's Current State and Future Plans

Four discussed the riverfront's current state and future plans. The riverfront looks sharp and well protected, with rocks moved to Miss Lodge. The next worst zone is zone one, which will be addressed once funds are available. The current permit will last for at least a year, possibly longer. The cost of a new permit is around \$20,000. Sophia asked about the cost of parking a boat, which is \$50 per month. Four also mentioned that the shoreline has been hardened, with a trench dug and a fabric matting placed in it to prevent erosion.

### Hurricane Damage Insurance Claims Discussed

In the meeting, Don discussed the insurance claims and assessments related to hurricane damages. They mentioned a \$100,000 insurance payment in 2023 and a \$15,000 left over surplus from insurance payment. The board decided not to have a storm loss assessment in 2024 for owners due to potential negative impacts on their insurance premiums. They also discussed the limited possibility of FEMA support in case of severe storm damage. Sophia asked about the annual increase in insurance rates, to which Don confirmed that they generally go up every year.

### **Recreation Center Security Measures**

Don discussed the need for additional security measures at the Recreation Center, possibly including the installation of motion cameras to monitor access and track any potential issues. The cost for this was estimated to be around \$500 initially, with an annual subscription fee of around \$150. Don also proposed changing the lockbox combination and limiting access to frequent users of the Recreation Center. Sophia raised a question about the lack of a gym at the complex, which Don explained was due to insurance concerns and the need for a large number of machines and equipment.

### **Access Measures for Recreation Center**

Generally discussed the need for security measures in their recreation center. Don proposed placing a door key in the recreation center lock box after changing the lock box combination and adding security cameras with recording ability to the front door and pool door. However, they decided to table the camera proposal for now to gather more information on costs and potential benefits. They also considered the possibility of installing cameras in other areas of the campus, such as the boat area.

### **Recreation Center Security Measures**

The discussion focuses on security measures for the recreation center. Four explains that cameras inside the building are not feasible due to privacy concerns, and a gate at the entrance is too costly. The current setup includes locked doors with access codes, but there have been issues with doors being left unlocked. Don suggests considering smart locks that can be monitored remotely. Regarding access to the recreation center, it is clarified that owners can reserve the space for events, but general access is not allowed without previous approval for use. The reservation process has evolved from signing out keys at the office to using a lock box system for approved users – primarily due to the limited staffing of the office.

### **Aging Irrigation System Replacement Discussion**

The meeting discussed the aging irrigation system at the Four Seasons, which is 45 years old and electronic to hydraulic. The aging system is becoming increasingly difficult to maintain due to the rarity and high cost of replacement parts. The team is considering replacing the current system with electronic valves and is seeking quotes for this work. Blue Bell performed a walkthrough this morning and will be providing a quote. They are also exploring the possibility of switching to drought-resistant plants and are looking for volunteers to form a committee to help with landscaping decisions. The team acknowledges the need for a long-term strategy to address these issues and is considering the use of newer technology to replace parts of the irrigation system. Primary goal today is to prolong the useful life of our current irrigations system while still planning for its eventual replacement.

### **Parking Lot Asphalt and Speed Bumps**

The board discussed the status of the parking lot asphalt and speed bumps, with concerns raised about vehicles driving too fast and creating safety issues. The board discussed replacing the worn-down speed bumps with asphalt, using the existing reserve of \$48,000. They also considered adding rubber speed bumps, but the cost and installation process were not yet determined. The board decided to get cost estimates from both the asphalt company and online sources. Additionally, they discussed the need for better visibility at the entrance, as bushes obstructed the view of incoming cars, and the poor lighting at night makes pedestrians hard to see. Additionally, John will be getting quotes to re-coat the asphalt to prolong the life of our parking lot.

### Replacing Failed Golf Cart with a new “Used” One

The board discusses replacing a failed golf cart and decides to acquire a used one to maintain a total of three carts for maintenance staff. They agree that three carts are necessary due to the property's size and the need for quick response to issues. The board approves the motion to replace the failed Yamaha golf cart with a used one, with the specifics of the purchase to be determined after further research on available options and costs.

### Rewriting 4 Seasons Declaration and Rules

The board discusses the need to rewrite the Four Seasons declaration, a foundational legal document for the organization that is 45 years old and contains outdated and difficult-to-interpret language. Don explains that this is a significant undertaking requiring attorney involvement and eventual owner approval. The board also discusses the ongoing process of revising the rules and regulations document, with Marvin working on condensing and clarifying it. The importance of having an enforcement policy for the rules is emphasized. The meeting concludes with a reminder about parking decal enforcement starting April 1, 2025, and a brief discussion on committee assignments for board members.

### Disposition of Motions presented during the meeting

	Motion	Status
1	Reading of the minutes from Feb 12, 2025, and Feb 27, 2025 meetings be waived and that the minutes be accepted as presented by the Secretary	Approved
2	To contract with Worthy & Company to update our building valuation not to exceed \$1,000	Approved
3	To contract with Honor Services to update our Wind Mitigation Report for all occupied buildings, not to exceed \$2,689.	Approved
4	To contract with Tech Systems to renew our occupied building roof inspection report, not to exceed \$900	Approved
5	To increase the funds removed from the 5-story roof reserve from \$170,000 to \$185,640.56 to assist in the final roof payment to Tech Systems.	Approved
6	To spend \$14,500 from the Seawall Operating asset and an additional \$16,700 from the Operating Fund Shortfall for the final \$31,200 payment to High Surf.	Approved
7	To place the recreation center door key in recreation center lockbox after the lockbox combination is changed.	Approved
8	To add security cameras with a recording ability to the front door and pool door providing access to the building.	Need more data
9	To replace the Yamaha failed golf cart with a replacement “used” golf cart to maintain an inventory of three working golf carts.	Approved

10	To determine the desired funding level for the replacement golf cart.	Need more data
11	How to replace the speed bumps to provide greater pedestrian security.	Need more data
12	To adjourn the meeting at 14:39 pm.	Approved