

## Meeting Summary-Four Seasons Annual Meeting

February 3, 2026 7 PM

### Quick recap

The annual owners' meeting addressed various community issues including parking, recreation center access, and facility maintenance concerns, with discussions about repair costs and enforcement of rules. The board heard owner concerns with engineering proposals, maintenance issues, financial management, and security matters. The Election Inspector announced the election results for board members. Four Board members were elected Don Copeland, Perry Allen, Doug Blanshan and Marvin Hora. A tie occurred for the fifth Board position between Mike Adams and Marilyn Ryan, and a runoff election will be held according to state requirements. Several committees were highlighted including beautification, riverfront projects, and architectural review, with calls for volunteer participation and ongoing initiatives to improve community facilities and standards.

### Next steps

- [Impartial Committee: Complete ballot counting and announce final election results to the community.](#)
- [New Board: Decide on next steps for tied 5th board seat \(runoff, one candidate steps down, etc.\) per formal process.](#)
- [New Board: Consider whether to proceed with engineering and bidding for remaining garage repairs after inspection on the 17th.](#)
- [New Board: Review and update rules and regulations regarding vehicles with campers, as current rules do not address this situation.](#)
- [New Board: Investigate and consider options for addressing saltwater infiltration affecting landscaping, including possible filtration system and replacement of dead grass.](#)
- [New Board: Continue monitoring and decide on installation of rubber grommets under air conditioners after warm weather allows for further testing.](#)
- [New Board: Oversee completion of dryer vent extensions by roofers as scheduled.](#)
- [New Board: Review and potentially update architectural standards, including requirements for doors, windows, sliders, and outward-facing elements.](#)
- [New Board: Reinvestigate the feasibility and cost-effectiveness of planting mangroves along the riverfront as a potential alternative to rock placement, including maintenance and grant possibilities.](#)
- [Owners/Residents: Submit work orders for sprinkler issues \(e.g., water spraying on air conditioning units or other property\) to management for review and redirection/shielding.](#)
- [Owners/Residents: Submit work orders for interior issues potentially related to common elements \(e.g., ceiling leaks, electrical issues from previous owners\) for assessment by maintenance.](#)
- [New Board: Address ongoing raccoon issue by setting additional traps and coordinating with animal control for relocation.](#)
- [New Board/Committee Volunteers: Form and begin work of a mangrove committee to evaluate pros, cons, and costs of mangrove planting versus traditional shoreline protection.](#)

- [New Board/Committee Volunteers: Form and begin work of a SIRS \(reserve study\) committee to review and challenge engineering report assumptions for potential cost savings.](#)
- [New Board/Committee Volunteers: Form and begin work of an architectural committee to update and refresh architectural standards.](#)
- [Don: Send out email to the community with official election results after announcement.](#)
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## **Summary**

### **Annual Owners' Meeting Discussion**

The meeting was an annual owners' meeting, not a board meeting. It was attended by all 5 board members.. Don emphasized that it was an owners' meeting where every member could participate. He also mentioned that a quorum of owners was present, and the first order of business was to determine if anyone wanted to chair the meeting. Geri Bennet volunteered. Don read through the agenda, noting that voting could not be closed until the first ballot was opened, and he encouraged attendees to sign in.

### **2026 Annual Meeting Ballot Counting**

The 2026 Annual Meeting was called to order, and the impartial committee volunteers were introduced. Terry, a member of the impartial committee, explained the process for counting ballots and emphasized the importance of fairness and thoroughness. The committee moved to the recreation center area to begin the ballot counting process. The DBPR was present to monitor the ballot counting. During the discussion of new business, concerns were raised about the repair of the northern garage wall, with an owner expressing her belief that owners should not be assessed for repairs of existing conditions. Questions were also addressed regarding visitor parking passes, with clarification provided that new passes are available at the office.

### **Facility Management and Enforcement Updates**

The board discussed parking and guest pass issues, emphasizing the need for owners to include their unit numbers on guest passes to facilitate emergency contact and proper vehicle management. They addressed concerns about pool gate access, vehicle rules, and the use of recreational facilities, noting inconsistencies in enforcement and the need to update regulations. Steve raised questions about dead grass due to saltwater infiltration, and Perry explained efforts to install a filtration system instead of drilling a new well, which would be costly. The board also discussed air conditioning vibration issues, with American Custom installing grommets as a test to reduce noise, and John mentioned ongoing work on dryer vents and roof repairs.

### **Engineering Proposals and Community Concerns**

The board discussed engineering proposals and garage repairs, explaining that Keystone creates specifications which are then bid out to contractors. Sophia raised concerns about a leaking sprinkler which the Board promised to have Perry investigate. The group debated community financial

management, with some residents expressing concerns about rising fees and assessments, while Board members explained that costs are rising and that we have a 45-year-old complex which has had minimal maintenance. Christin inquired about unlocked pool gates, which it was clarified are not required by insurance or state regulations, noting that implementing locks would cost over \$12,000 and require fence height adjustments.

### **Security, Votes, and Community Updates**

The board discussed security concerns regarding homeless individuals entering the property, with Don explaining that a front gate would not effectively prevent foot traffic and would be a \$100,000 capital project with ongoing maintenance costs. They reviewed the status of a proxy vote regarding pool reserves, which needs more proxies before reaching the deadline. The board also addressed a previous \$180,000 payment question, which it clarified was never paid as it was identified as a clerical error. The conversation ended with an announcement about an upcoming garage sale on February 21st, which will allow residents to sell legally permissible items.

### **HOA Committees and Riverfront Projects**

The meeting discussed several committees and projects for the homeowners association. The beautification committee was addressed, with a focus on drought-tolerant plants and maintaining existing gardens. The riverfront project was discussed with Zone 1 identified as the next priority for repair at an estimated cost of \$55,000. The possibility of planting mangroves along the shoreline was explored, with misinformation from previous years noted. The conversation ended with a call for volunteers to join committees, including a SIRS committee to review engineering reports and identify potential changes.

### **Committee Updates and Home Maintenance**

The meeting covered several topics, including a committee for reviewing asset forecasts and an architectural committee to update standards. There was a discussion about patio enclosures and their maintenance responsibilities, with clarification that owners are responsible for any modifications made after purchase. The women's club was mentioned, inviting participation in their monthly luncheons and events. The meeting also touched on issues related to sprinkler systems potentially damaging air conditioning units, with suggestions to redirect water flow.

### **Community Election Results Announcement**

The meeting focused on discussing various issues within the community, including work orders, roof problems, and a raccoon intrusion. The main highlight was the announcement of the election results, where Perry Allen, Don Copeland, Doug Blanshan and Marvin Hora were elected as board members. Marilyn Ryan and Mike Adams tied for the fifth seat, and the board will decide how to handle this tie. The counting process was meticulous, with multiple checks and balances, resulting in 120 valid ballots out of 132 cast. Twelve ballots were discarded for various reasons.