

HOLIDAY PARK CONDOMINIUM NO. 1 ASSOCIATION  
MEETING MINUTES  
BOARD OF DIRECTORS MEETING

Date: Thursday, March 2, 2017  
Time: 7:00 PM  
Place: Association Clubhouse (5757 Washington Street)

Present at meeting:

President	James Carney	Vice President	Kenneth Pierleoni
Treasurer	Rick Bauer (via phone)	Secretary	Arlene Giczkowski
Director	Karen Gray		
Property Manager	Omar Hazien, Archstone Mgmt Grp		
Officer	Chris Christensen		

A meeting of the Board of Directors was held on the date, time and at the place set forth above.

The minutes from the previous meeting, on Jan. 24<sup>th</sup>, were read, reviewed and signed by the Secretary.

The property manager, Omar Hazien, gave a Manager's Report, which reviewed pending and completed projects, delinquencies, notices, and future dates for the association to look forward to.

Omar Hazien informed the Board of Directors that Holiday Park's current accountant, Lundy, Shacter, Shulman, Kaplan has merged with another firm and has notified them that they will no longer be providing the Year End Review. Omar Hazien presented the Board with a proposal from Guy Strum PA to do the Year End Review going forward at a cheaper rate. James Carney made the Motion to proceed with the proposal presented by Guy Strum PA for years 2016 - 2018. The Motion was seconded by Rick Bauer and passed unanimously.

A discussion was held regarding the security of the backflow and water piping in the courtyard. It was found on Tuesday, February 28<sup>th</sup> at around 5 PM, a Universal Landscape employee accidentally hit the pipes and broke them causing a massive leak. The leak was temporarily repaired. The owner of Universal notified Omar Hazien that he will in fact pay for the repair. Omar Hazien presented the option of installing a concrete slab around the piping to make it more secure. The Motion was made by Karen Gray to proceed with the repairs and installation of the concrete slab. The Motion was 2<sup>nd</sup> by Arlene Giczkowski and passed unanimously.

An open forum was provided to all Candidates for the upcoming Election. Eight (8) Candidates, including the Board were in attendance and gave a speech on their desire to run for the Board. (Jeff Essenburg (spoke by Omar), Rick Bauer, Karen Gray, James Carney, Arlene Giczkowski, Kenneth Pierleoni, Anthony Maggunio, Berenice Flores, and Slywia Dabrowska.

Meeting Adjourned at 8:15 PM.

\*Mr. Cardona from Unit F-24, approached the clubhouse and made numerous, slanderous comments towards the Officer, Board Members and Unit Owners claiming that theft has occurred (\$100,000). The unit owner made threats to Board Members claiming that they will go down for this and that they should be scared of him. Mr. Cardona also told them that they are in violation because they are having private meetings. Mr. Cardona then made a comment to the officer that he was not allowed to be at the meeting because he was not on the off duty officer list.

Read & Approved:

  
Arlene Giczkowski, Secretary