

**HOLIDAY PARK CONDOMINIUM NO. 1 ASSOCIATION
MEETING MINUTES
ANNUAL (ELECTION) MEETING**

Date: Wednesday - March 15, 2023
Time: 8:00 PM
Place: Zoom Meeting (Meeting ID 575 181 8363)

Present at meeting:

President	James ("Jim") Carney	Treasurer	Jeffrey Essenburg
Vice President	Jose Lopez	Secretary	Arlene Giczkowski
Director	Karen Gray		
Property Manager	Omar Hazien, Archstone	Attorney	Christopher Reed, Esq.
Insurance Agent	Alan Adams, John Galt Insurance		

Call to Order

The Annual Meeting for the Holiday Park Condominium No. 1 Association, Inc. was held on the date, time and at the place set forth above.

Proof of Notice of Meetings

The 1st and 2nd notice of the annual meeting was presented on the screen. The 1st Notice shown and dated as January 12, 2023, and the 2nd Notice shown and dated as February 24, 2023.

Approval of Previous Meeting Minutes

Minutes from the October 27, 2022, budget meeting were reviewed and approved by Arlene Giczkowski. A copy of the meeting minutes is posted on the Association's website.

Election of Board of Directors

The Association received 5 Notice of Candidacies for the 5 open positions on Board of Directors. The names received were:

- James Carney
- Jeff Essenburg
- Arlene Giczkowski
- Karen Gray
- Jose Lopez

Since only 5 residents submitted their names to be on the Board of Directors for 2023 for the 5 open positions, the Association did not hold a formal election. All 5 Candidates were appointed to the Board of Directors.

*An organizational meeting to nominate Board positions was scheduled to immediately follow the annual meeting.

New Business

2023-2024 Insurance Renewal Discussion

The Association's insurance agent, Alan Adams from John Galt, was in attendance to review some of the renewal numbers he had and to discuss what he has been seeing in the insurance marketplace. Omar started the discussion with informing the community that the insurance renewal is coming April 9, 2023, and to expect a large increase due to: the increase in appraisal values (30%), construction replacement costs (inflation), lack of competition in South Florida market, claims in the area, and reinsurance rates.

Alan Adams discussed the different policies and the information he had. The property insurance is currently with American Coastal, and he is awaiting the renewal numbers from them. They are also shopping the policy with Frontline and Citizens. Alan expects a 50-60% increase in premium on the property policy. The General Liability came back from Philadelphia Insurance Co at \$30,092 (approx. \$8,000 increase from 2022). They are shopping this policy and believe they will be able to obtain cheaper quotes, however there may be some exceptions from the carriers. The Crime, Directors/Officers, Umbrella, and Workman's Comp all came back in line or with small increases. Alan expects to have all the final numbers for the Board of Directors by the end of March.

Alan acknowledged that it is a very tough insurance market right now and it is straining many associations. Alan informed the Board that most associations are passing assessments to cover the shortfalls in budget for insurance, due to the large size of the premium increases. Alan expects a \$25-\$45k increase in insurance premiums from last year's policy.

Omar informed the Community that the residents in the neighboring community (Hampton Court), similar structure, were paying 30% more than Holiday Park in maintenance dues. The Board of Directors agreed to wait to the final numbers came in to decide how to fund the shortfall.

2022 Special Assessment Project Update

Omar informed the Community that the 40-year inspection has been finalized and that all projects assessed for last year have been completed. These projects include: all skylights replaced, wood restoration, concrete restoration (including N3/N23 patio), pool resurfacing/pool repairs, and clubhouse electrical repairs.

Discussion on Guidelines for Clubhouse Use

A discussion was held regarding rules for clubhouse rentals. Omar recommended that the Board adopt guidelines for clubhouse use, including notice times, flat fee for usage and rules regarding holidays. The Board held a brief discussion on the matter and decided to table the idea until the next meeting to give Board Members time to think on the topic. Jim made a motion to table the discussion. Arlene 2nd the motion and all were in favor. The motion passed unanimously. The item will be put on the agenda under "Old Business" at the next meeting.

Clean of Roof Shingles

A discussion was held regarding the soft washing of the roof shingles on the buildings to remove all dirt and mildew. Omar informed the Board and Residents that the cleaning of the shingles will enhance the look of the community and provide better longevity for the life of the roof. As a sample, Omar had the clubhouse shingles cleaned so the Board can review the vendors work, in which all board members agreed that the cleaning needed to be done. Jim noted that soft washing is a way of using a mixture of chemicals to clean the mold/mildew instead of hitting the shingle with high pressure, which can cause unwanted damage to the roof. The vendor, BA Pressure Cleaning and Softwashing agreed to break the \$5,000 proposal for the remaining buildings into 3 payments to assist the association with any financial constraints. Jim made a motion to approve the proposal for \$5,000 from BA Pressure Cleaning and Softwashing to clean the roof shingles. Jeff 2nd the motion and all were in favor. The motion passed unanimously.

Open Forum

The floor was now open for Residents to discuss any questions or concerns with the Board of Directors & Management. The following items were discussed in open forum:

2022 Annual Review (Financials) - A resident asked the Board and Management questions regarding some line items on the 2022 annual review, including what makes up admin fees, why the water has increased so much and what was the reason for pest control. The Board and Management informed the resident that admin fees include all mailings, city and state fees, one-time fees regarding the 40-year inspection. The water, as well as all utilities, has increased due to inflation not higher usage (city rates have increased from previous year). Pest control is not included in the maintenance fees; however the Association does treat the clubhouse and attend to some exterior pest control issues (such as rodents and termites).

Dog Walk/Fence - A resident expressed interest in installing a dog fence in the northeast corner of the property where dogs would be able to be let off leash and play. A discussion was held between the board, management, and the attorney about the potential issues, including the alteration of the property requiring a community vote and liability issues regarding dog attacks. The Board of Directors informed the resident that they will investigate the option and get back to them.

Complaint regarding trash - A resident made a complaint for owners dropping trash on the property and by the garbage enclosures and not properly picking up after themselves. The resident also made a complaint that a lady has been stealing the flowers from the area in front of their patio. The Board of Directors informed the resident to let Management know if they see any resident littering on the property and they will continue to keep a look out for residents not abiding by the rules. Furthermore, the Board will attempt to speak with the resident touching their plants, however they do not believe she has any ill intent.

Adjournment

A motion was made by Jim Carney to close the meeting. The motion was 2nd by Arlene and the motion passed unanimously. Meeting adjourned at 8:49 P.M.