

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

Date: Wednesday - March 17, 2021
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		

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.

Establishment of a Quorum

Total members in attendance, via teleconference, was 13. Due to these results, the Association did not have a quorum of the membership (20%).

Proof of Notice of Meetings

The 1st and 2nd notice of the meeting was presented on the screen. The 1st Notice shown and dated as January 14, 2021 and the 2nd Notice shown and dated as February 19, 2021.

Approval of Previous Meeting Minutes

Minutes from the October 28, 2020 meeting were reviewed and approved by Arlene Giczkowski. A draft version of the meeting minutes is posted on the Association's website.

Manager's Report

Financials -

- 1 homeowner that is considered delinquent and is working with the attorney on paying in full.
- 2020 Year End Financials have been prepared and are available to unit owners.
- Insurance renewal is coming up in April. Agent expects no or small increase in premiums.

Ongoing Projects

- Fertilization - all common areas treated for weeds and pests.
- Gutters - gutters being installed on all buildings.
- FPL Lighting - installing 7 LED lights in common areas.

Upcoming Projects

- | | |
|-----------------------|--------------------|
| - Painting Enclosures | Diamond Brite Pool |
| - Skylight Fixtures | FPL Lights |
| - Tree Trimming | |

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 there was a lack of a quorum of the members (20%) and only 5 notices were received for the 5 open positions, a formal election was not held. All 5 Candidates were elected as the Board of Directors.

Parking Decals

A discussion was held regarding replacing the parking passes for the Community. The new decals would be affixed to the back windshield of the vehicles. Owners would be permitted up to 2 residential decals and 1 hanging guest pass. Karen, Arlene and Jose all expressed an interest in volunteering to distribute the new decals.

Further discussion was held on enforcement of the rules for towing. Immediate tows would include: parking in another's reserved space, vehicles not displaying a decal after 11 PM, back-in parking, commercial vehicles, or vehicles not displaying a license plate. Lot monitors would sticker vehicles with out of date registrations and vehicles that are deemed inoperable. The Board of Directors could not come to an agreement on the enforcement of these rules and therefore Jim made a motion to table the discussion until the next in person meeting.

Mulching

A discussion was held regarding the mulching of the common areas of the property. Jim & Omar proposed mulching the property with black mulch, since it seems to keep its color longer and is cheaper than the red mulch. Two proposals were received, with Elite Property Maintenance Solutions being cheaper at \$2,137.50 to install 450 bags. Jim made a motion to proceed with the quote. Karen 2nd the motion and all were in favor.

Landscaping

Omar opened discussion on complaints being received from residents planting around the property. Some of the complaints received involved planting trees too close to the buildings, neighbors planting near other resident's windows, installation of plastic signs and fences. Omar also expressed his concern that the property will begin to lose its uniformity if plantings go unchecked.

Omar recommended forming a landscape committee, headed by Karen. An example form was provided, in which all residents would need to fill out before they install any plants on the property. Omar also recommended to have a list of approved plants. Karen agreed to work on the committee, a plant list and to review all requests. A mailing will be sent out to all unit owners informing them of this change.

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:

Zoom - residents expressed an interest in continuing to hold meetings over teleconference.

Gutters - residents were informed how to get gutters installed on their individual units, if interested.

Maintenance items - residents were informed that all the flat roofs were replaced in 2018-2019, grass is being properly maintained, and all exterior hatches have been sealed.

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 8:31 P.M.