

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

Date: Wednesday - March 18, 2020
Time: 8:00 PM
Place: Association Clubhouse (5757 Washington Street)

Present at meeting:

President	James Carney	Treasurer	Jeffrey Essenburg (via phone)
Vice President	Jose Lopez (via phone)	Secretary	Arlene Giczkowski
Director	Karen Gray		
Property Manager	Omar Hazien, Archstone		

Call to Order

The Annual Meeting for 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 was 7. 5 Board Members and 2 residents were in attendance. Due to these results, the Association did not have a quorum of the membership.

Proof of Notice of Meetings

Proof of notices of the meeting were provided to the members of the Association. The 1st Notice shown and dated as January 10, 2020 and the 2nd Notice shown and dated as February 21, 2020.

Approval of Previous Meeting Minutes

Minutes from the February 12, 2020 meeting were reviewed and approved by Arlene Giczkowski.

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:

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

Since there was not a quorum of the members and only 5 notices were received for the 5 open positions, there was no formal election held. All 5 Candidates were elected as Board Members.

Unfinished Business

Omar discussed the following projects that were completed:

Parking Lot Drains - two parking lot french drains were replaced (E & NE Drains)

Dumpster Enclosure Removal - NW dumpster enclosure and pad were removed. A tree and sod were installed in its area. The Association also installed irrigation to ensure that the area is properly watered.

Unit Number Plaques - The Association installed unit number plaques on all 100 units. The plaques were installed, due to a violation from the City of Hollywood Fire Department. The City of Hollywood Fire Department was notified of the installation and they are in the process of closing out the violation.

5761 LED Building Light - an LED light was installed on the entrance of the 5761 building.

Leaks & Water Bill - All water leaks have been repaired. The water bill has been reduced to its normal amount.

New Business

Omar discussed the following upcoming projects:

Painting of Enclosures - The Board of Directors chose a darker color to paint the building floors to prevent staining, including the stairs. A sample of the paint was painted on the back of the 5769 building. The new paint has a silicon sand in it to ensure that the floors are slip resistant. Omar is currently working with Sherwin Williams on how to better apply the paint and to prevent bubbling.

Replacement of Skylight Fixtures - The Association plans on replacing all of the skylight fixtures, as the funds become available.

Final Parking Lot Drain & Sealcoating - The Association plans on replacing the last, old parking lot drain on the NW corner of the property and sealcoating the property by early next year.

Question & Answer

The floor was now open for Residents to discuss any questions or concerns with the Board of Directors. The Board of Directors informed the Residents in attendance that the pool and clubhouse will be closed until further notice, due to the Coronavirus (COVID-19) outbreak. The pool closure was the advice of the attorney and Broward County officials. No other questions were asked.

Adjournment

A motion was then made by Jim Carney to close the meeting. The motion was 2nd by Arlene and the motion passed unanimously. Meeting adjourned at 8:02 P.M.