

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

Date: Wednesday - March 20, 2019  
Time: 8:00 PM  
Place: Association Clubhouse (5757 Washington Street)

Present at meeting:

President	James Carney	Treasurer	Karen Gray
Vice President	Kenneth Pierleoni	Secretary	Arlene Giczkowski
Director	Jeffrey Essenburg		
Property Manager	Omar Hazien, Archstone		
Officer	Chris Christensen		

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.

Certifying of Proxies & Establishment of a Quorum

0 Proxies were received and 11 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 1<sup>st</sup> Notice shown and dated as January 16, 2019 and the 2<sup>nd</sup> Notice shown and dated as March 1, 2019.

Approval of Previous Meeting Minutes

Minutes from the November 13, 2018 meeting were read, reviewed and approved by Arlene Giczkowski.

Election of Board of Directors

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

Carney, James  
Essenburg, Jeff  
Giczkowski, Arlene  
Gray, Karen  
Pierleoni, Kenneth

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. All 5 Candidates were elected as Board Members.

Property Manager Report

**Reminders**

- Do not leave trash in hallways
- Maintenance is due by the 10<sup>th</sup> of the month
- A/C Condensate Line should be cleaned twice a year by professional
- Pick up after pets

### **Collections/Financials**

- 4 major delinquencies (3 of which should be cleared by the end of next month and 1 that is in payment plan)
- Major improvement in overall collections
- Everyone's goal is to reduce maintenance
- 2018 Year End Review has been completed by the CPA - draft copy

### **Roofing Project**

Completed - 3 out of 4 Buildings (5769-5771)(5773-5775)(5777-5779) or G - O

### **Skylights**

Replaced on the 5769-5771 Bldg due to damage  
Looking at options for other buildings

### **Sidewalk Repair & Replacement**

Repairing Sidewalk Tripping Hazards as we complete buildings - All sidewalk tripping hazards have been repaired from 5769 - 5779

City of Hollywood has temporarily addressed tripping hazards in front of property by placing asphalt over tripping hazards. Will be addressed by the City in the near future

### **Sewage Line behind 5769 Bldg**

Had a main sewage line back up into the 5769 Bldg. Association had all cast iron piping removed and replaced.

### **Landscaping**

Mulching - has been completed  
Tree Removals - removed any trees near, touching or can be hazardous to the buildings  
Tree Trimming - will be voted on later in the meeting (should be completed by next month)

### **Things to look Forward to this Year**

- Completion of Roofing Project - 5759 - 5767 Bldg
- Skylight fixtures
- Entryways painted/sandblasted

### **Unfinished Business**

#### **Update on Roofing Project**

1 Building Remaining - 5759 - 5767  
Collected Approximately \$140,000 of the \$300,000 assessment  
Paid \$183,921.50 to Best Roofing - subsidized by operating fund (ahead of schedule)  
Approximately \$120,000 remaining on the contract and \$25,000 in special assessment account  
Based off current collections, looking at October 2019 to complete last building

## New Business

### **Tree Trimming**

Omar presented a landscape proposal from Universal Landscape for \$3,100.00 to trim 33 hardwood trees and 16 palm trees. Omar noted that Jim, Karen and himself walked the property with the supervisor of Universal to go through all of the trees and what needed to be done. Omar further noted that the Association has used them for the past few years now with good results. Jim made a motion to approve the tree trimming proposal with Universal Landscape for \$3,100.00. Arlene 2<sup>nd</sup> the motion and the motion passed unanimously.

### Question & Answer

The floor was now open for Residents to discuss any questions or concerns with the Board of Directors. Questions regarding A/C condensate lines, roofing and key fobs were brought up to the Board to be discussed.

### Adjournment

A motion was then made by Jim Carney to close the meeting. The motion was 2<sup>nd</sup> by Arlene and the motion passed unanimously. Meeting adjourned at 8:14 P.M.

**Note:** The Board of Directors held a closed session meeting with their Legal Counsel to review open legal items prior to the meeting at 7:15 PM.