

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

Date: Wednesday - March 20, 2024
Time: 8:01 PM
Place: Holiday Park Clubhouse - 5757 Washington Street, Hollywood, FL 33023

Present at meeting:

President	James ("Jim") Carney	Secretary	Arlene Giczkowski
Vice President	Jose Lopez		
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 Quorum

There was a total of 8 residents in attendance. A quorum of the membership was not met.

Proof of Notice of Meetings

The 1st Notice of the Annual Meeting, which was mailed to all registered unit owners and dated January 18, 2024, was presented to the members of the Association.

The 2nd Notice of the Annual Meeting, which was mailed to all registered unit owners and dated February 28, 2024, was presented to the members of the Association.

Approval of Previous Meeting Minutes

Minutes from the November 8, 2023, budget meeting was 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
- Arlene Giczkowski
- Karen Gray
- Jose Lopez
- Lindsey Precht

Since only 5 residents submitted their names to be on the Board of Directors for 2024 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.

Unfinished Business

Property Manager's Report

Collections - 1 unit owner who is 90 or more days past due and is in the foreclosure process. The Association is expected to collect 100% of what is owed.

2023 Annual Review - was completed by the CPA and posted to the Association's website.

Completed Projects

- Replacement of Parking Lot Drains - Increased size to 12 inch piping and 60 ft long
- Repaired concrete curbing
- Various asphalt patching around the community

FPL Lights - FPL repaired two lights on west side and the one by 5763 is pending, due to underground wiring issue. FPL will be back onsite soon to repair it.

Waste Management - Negotiated new contract with Waste Management to pick up three times per week (M, W, F) from two times per week without increasing the cost.

Large Capital Improvements Coming in the next 3-4 years

- Roof Shingles - \$350k
- Painting - \$80k
- Sealcoat the Parking Lot - \$35k

New Business

2024-2025 Insurance Renewal Discussion

The Association's insurance renews on April 11, 2024. The policies were shopped with 3 agents - John Galt Insurance (current agent), Keyes and McDaniel's Insurance. Keyes and McDaniel's notified the Association that they could not compete with the current policies the Association has. John Galt has provided the below mentioned insurance premium summary for 2024 - 2025:

Line of Business	Company	Limits	Premium 2023-2024	Premium 2024-2025
PROPERTY Including Wind 5%Wind/\$10,000AOP	Heritage Property	\$ 12,089,038	\$111,379.00	\$127,091.00
Flood	Wright Flood	N/A	LOMA	LOMA
General Liability	Universal Fire & Casualty	\$ 1,000,000/\$2,000,000	\$30,092.42	\$26,802.90
Crime	Philadelphia	\$100,000 Limit	\$ 427.38	\$423.19
Directors and Officers	Philadelphia	\$ 1,000,000/\$1000	\$ 2,273.58	\$2,244.22
Umbrella	Great Point Insurance	\$ 5,000,000/Zero Deductible	\$1,269.00	\$1,346.00
Workman's Compensation	CNA	\$ 500,000 Each Employee \$ 500,000 Each Accident \$ 500,000 Policy Limit	\$565.00	\$509.00
Total Premium:			\$146,006.38	\$158,416.31

As it stands, the insurance is projected to increase approximately \$12,000 or 8%, due to increased premiums for the property insurance. John Galt is currently pricing the savings if the Association increased the deductibles and/or accepting Actual Cash Value (ACV) on the shingles. Once the final numbers are back, the Board will review and make the best financial decision for the Association.

Installation of Delineators in Parking Lot

A discussion was held to install delineators on the NW Corner of the property that separates Hampton Court from Holiday Park. The delineators will be installed to deter speeding, prevent Hampton Court's residents from parking on Holiday Park property and to deter Hampton Court's residents from improperly disposing of trash on Holiday Park's property. The delineators will be a white plastic material so that emergency vehicles can drive over them in the event of an emergency. The installation of the delineators will not affect Holiday Park traffic, as Holiday Park's property line ends at the end of Hampton Court's parking spaces providing enough space for two-way traffic.

Jim made a motion to approve the installation of delineators every 2 ft along the NW Corner of the property. Jose 2nd the motion and all were in favor. The motion passed unanimously. Hampton Court will be provided a 30-day notice so they can notify their residents of the change.

Vote on Individual Clubhouse Use

A discussion was held regarding rules for clubhouse rentals. The Association has been having issues with residents abusing the rules regarding individual clubhouse rentals. For this reason, Arlene drafted new rules regarding clubhouse rentals, which are listed below:

HOLIDAY PARK CLUBHOUSE RULES

AVAILABILITY

1. The clubhouse is open daily from 8:00 am to 8:30 pm for Holiday Park resident use.
2. Facilities available include pool table, tables/chairs (for board games, card games, puzzles, etc.), and restrooms.
3. Doors and gates will lock at 8:30 pm.

RULES

1. The clubhouse cannot be reserved for exclusive use or for private events.
2. The pool table and furniture on the upper level must not be moved.
3. Residents must clean up after themselves and leave the clubhouse in good condition.
4. All food and beverage garbage must be removed and disposed of in the dumpster.
5. Small gatherings of no more than 20 people are permitted.
6. No outside vendors, party planners, rented furniture, or play equipment are allowed inside the clubhouse or on the pool deck.
7. No pets allowed in the clubhouse or in the pool area.
8. The pool area and clubhouse are monitored by key fob access and security cameras.
9. Any damage incurred to the clubhouse will be charged to the unit owner.
10. Any violation of these conditions may result in the restriction of privileges for the unit owner.

Jim made a motion to approve the rules, as proposed. Jose 2nd the motion and all were in favor. The motion passed unanimously. The rules will be posted around the clubhouse and on the website.

Open Forum

Residents were provided an opportunity to discuss any topic with the Association. No questions or concerns were discussed.

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 8:22 P.M.