

**HOLIDAY PARK CONDOMINIUM NO. 1 ASSOCIATION
MEETING MINUTES
BOARD OF DIRECTORS MEETING**

Date: Tuesday - September 19, 2023
Time: 7:01 PM
Place: Zoom Meeting (Meeting ID 575 181 8363)

Present at meeting:

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

Call to Order

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

Approval of Previous Meeting Minutes

Minutes from the April 19, 2023, Special Assessment Meeting were reviewed and approved by Arlene Giczkowski. Minutes are posted on the Association's website.

Guest Speaker - Alan Adams with John Galt Insurance

Alan Adams from John Galt Insurance was in attendance to discuss the current insurance market and what the Association can expect next year. Alan informed the residents that every Association is dealing with high premiums and budgets are up across the board. He described the market as being in crisis mode still, due to the carriers being underfunded. Holiday Park switched from American Coastal to Heritage Insurance Co this year, which led to a savings of approximately \$20,000. Alan expects the property insurance premiums to increase anywhere between 16%-26% next year. However, he is hopefully that new laws limiting frivolous lawsuits and additional carriers coming to the market may help alleviate the increases in premiums.

There are currently 4 admitted carriers (backed by the State of Florida) in the market that would insure the type of buildings and location of Holiday Park - American Coastal, Heritage, Frontline and Citizens. The lack of competition in the market is leading to increased premiums. Alan informed the Board of Directors that they should be thinking about replacing the shingles as they are now over 15 years old (2006). Carriers are getting very picky on roofs that are over then 15 years old and may become an issue in the future.

Holiday Park currently has a Letter of Map Amendment (LOMA), which removed the community from a flood zone. Alan informed the Board of Directors that when the flood maps are updated, the LOMA will no longer be applicable. Alan does not expect major increases in premiums for liability insurance, however he did note that Florida has become the number one litigious state in the country.

Residents asked Alan some questions regarding the master insurance for the Community. One resident asked if the Association could use other carriers, outside of the 4 here mentioned Alan informed the resident that these are the only 4 admitted carriers that will accept the type of buildings and location of the property. Another resident made a comment that metal roofs will be a better option then shingles, as they have a longer life span.

Review of 2024 Proposed Budget

Omar opened the discussion on the 2024 proposed budget, providing a comparative maintenance fee between Holiday Park and Hampton Court. Currently, Hampton Court’s maintenance fees are more 10% more than Holiday Park’s fees and they recent passed a \$12-\$15k per unit special assessment to cover repairs from the 40-year inspection, which Holiday Park completed in 2022.

Omar then provided a monthly breakdown of the 2024 Proposed Budget, based on the expected expenses in 2024:

Monthly Profit & Loss	2024				
Income					
Association Dues	\$38,000				
Expenses					
Insurance	\$12,625				
Water	\$8,500				
Repairs	\$4,000	Insurance	\$12,625	33.22%	
Reserves	\$2,850	Utilities	\$10,780	28.37%	
Trash	\$1,240	Fixed Contracts	\$6,190	16.29%	
Electric	\$1,040	Reserves	\$2,850	7.50%	
Lawn	\$1,000	Admin	\$1,555	4.09%	
Mgmt Fees	\$2,700	Repairs & Maint	\$4,000	10.53%	
Janitorial Maint	\$1,300				
Pool	\$440				
Admin Costs	\$1,350		\$38,000		
Roof Warranties	\$375				
Tree Trimming	\$375				
Other	\$205				
Expenses	\$38,000				

The 2024 Proposed Budget was then presented on the screen for homeowners to view. The budget reflected the following changes:

- Yearly maintenance fees increased to a total of \$452,636.11, which is approximately a 20% increase in maintenance dues.
- Insurance expense was increased from \$84,000 to \$151,500 to cover the increase in insurance premiums
- Legal fees are expected to decrease to \$2,500 per year and admin costs to \$10,000 per year
- Internet costs have increased to \$85 per month or \$1,020.00 for the year
- Electricity costs have increased to \$12,500, based on 2023 average usage
- Sanitation or garbage pick-up expenses have decreased from \$21,600.00 to \$14,880.00, due to the Association renegotiating the current contract with Waste Management
- Water costs have increased from \$96,000 to \$102,000
- Common area expenses are expected to be relatively the same as 2023
- The Association is continuing to reserve for Painting, Roofing and Paving. The Association is allocating an additional \$10,000 to paving and plans on sealcoating/restripping the community next year
- Based on the current proposed budget, which is subject to change the maintenance fees will be as follows:

A - Studio	\$	230.67
B - 1 bed/1 bath	\$	327.74
C - 2 bed/1 bath	\$	418.03
D - 2 bed/2 baths	\$	437.99
E - 2 bed/2 baths - Den	\$	495.26

Q&A with Residents on 2024 Budget

Residents in attendance were permitted time to give their input on the budget. The following items were discussed:

Tree Removal – a resident asked if the community planned on getting permits to remove hazardous trees. Omar responded by telling the resident the Association plans on getting a permit and install a new tree in its place.

Water Usage – a resident questioned the increased cost of water and water usage, due to the amount of people residing in the units. The Board of Directors informed the resident that it is difficult to monitor who is residing and who is just visiting a unit. In the future, the Association plans on updating the parking decal system to control who is parking/residing on the property year-round. There are various ways residents can help cut expenses for the Association – (1) repair leaking toilets and faucets, (2) clean A/C condensate lines 2x per year, (3) hire licensed contractors, and (4) properly dispose of trash (no bulk).

Trash – a discussion was held on how to properly dispose of bulk garbage. The Board informed residents that bulk trash can be disposed of by donating it, taking it to the free dump in the City of Hollywood, or paying a contractor to dispose of it.

Budget Meeting Schedule

The Board of Directors held a discussion to schedule the 2024 Budget Meeting date. It was agreed that the budget meeting will be held on November 8th at 7 PM and will be located at the clubhouse.

Parking Lot Drains

The Association has been working on asphalt and concrete repairs around the community. The Association has replaced the concrete curbing around the parking lot and replaced the french drain by 5771. The Association still has two drains that are not draining very well on the east side of the property. One is in front of 5761 and the other is in front of 5765. The drains have 1 15-inch pipe and 1 4-inch pipe, both 30 feet in length. The 4-inch pipe is old and is basically unusable. The contractor has recommended that the Association excavate the area, remove and clean the 15-inch pipe, replace the 4-inch pipe (30 ft) and properly imbed the drains in filtration rock.

Making these repairs is imperative, due to the sinking and cracking of the pavement in these areas. These issues will be repaired when the drains are repaired/replaced. The contractor will also mortar and clean out the drain fields, which will allow for better water drainage. The total cost from Top Choice Paving is \$11,000.00. Omar informed the Board that the Top Choice Paving had recently replaced the drain by 5771, which has been draining very well since it has been replaced.

Jim made a motion to approve the proposal to repair and replace the 2 French drains on the east side of the community. Jim believed that this is an emergency and should be done immediately. Arlene 2nd the motion and all were in favor. The motion passed unanimously.

Update to Rules & Regulations

The Association's attorney has advised the Board of Directors adopt revised rules regarding official association records requests. The revision will replace Rule #24 of the Rules and Regulations and is listed below:

Pursuant to Section 718.111(12)(c), Florida Statutes, the Association's "official records" shall be open to inspection and/or copying by any association member or the authorized representative of such member, subject to the following rules regarding the frequency, time, location, notice, and manner of record inspection and copying:

1. Requests for inspection and/or copying of Association "official records" must be submitted in writing to either the Board of Directors or the Association's managing agent via certified mail and must include two copies of the request one of which shall serve as a receipt to the owner and shall be returned to the owner on the date of the inspection.

2. Written notice of requests to inspect and/or copy Association “official records” must be submitted at least five (5) days prior to the date the Association member or their authorized representative desires to inspect and/or copy the Association’s “official records.”
3. No Association member may make more than one (1) request to inspect and/or copy the Association’s “official records” in any given month.
4. Inspections of the Association’s “official records” will be limited to a maximum of two (2) hours per month. Inspections shall only occur during business hours (between 9:00AM and 5:00PM Monday through Friday).
5. Inspections of the Association’s “official records” shall take place in a location designated by the Board of Directors from time to time.
6. Association members desiring have the Association make copies of the Association’s “official records” shall bring to the records inspection non-permanent marking devices, such as “post-it notes” or paper clips, for the purpose of designating those documents they would like copied.
7. Upon completion of the inspection, an Association representative will count the number of pages desired to be copied by the Association member and will advise the member of the cost of the copies. Copies will be charged at the rate of \$.25 per page and up to \$50 per hour for the time required to make said copies. Owners can bring their own copy devices and can make their own copies at their own expense.
8. Upon payment of the cost of copies by the Association member, the Association will make or cause to be made those copies desired by the member and will advise the member as soon as the copies are ready to be picked up.
9. Association members are not permitted to remove original documents from the Association’s “official records.”
10. Only one (1) Association member or their authorized representatives may inspect the Association’s “official records” at a given time. If deemed by the Board of Directors to be in the best interests of the Association, a proctor shall be present during all inspections of the Association’s “official records.”

Jim made a motion to adopt the revision to the rules and regulations listed above, as recommended by legal counsel. Arlene 2nd the motion and all were in favor. The motion passed unanimously. The update will be mailed to all unit owners along with the annual budget meeting notices in October.

Open Forum

The floor was open to residents to speak. The following items were discussed:

Emails - An owner asked if the residents could opt-in for all notices to be emailed, instead of wasting money on postage and sending through the mail. Omar informed the resident that Florida Statute 718 requires the Association to mail some notices, such as the annual meeting, budget meeting and special assessment meeting notices. However, the Association tries to limit costs, but emailing residents of other notices.

Posting Meeting Notices - An owner asked where meeting notices were posted. Omar informed the Owner that notices are posted on the website and in the clubhouse. The Association also tries to email residents of meetings when notices are not sent via regular mail.

Adjournment

A motion was then made by Jim Carney to close the meeting. The motion was 2nd by Arlene and all were in favor. The motion passed unanimously. Meeting adjourned at 8:20 P.M.

Note: The Association held a closed session meeting with their attorney to discuss open legal items involving the Association, prior to the start of the board of director's meeting.