

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

Date: Wednesday, October 18, 2017
Time: 7:00 PM
Place: Association Clubhouse (5757 Washington Street)

Present at meeting:

President	James Carney	Director	Karen Gray
Vice President	Kenneth Pierleoni	Secretary	Arlene Giczkowski
Property Manager	Omar Hazien, Archstone Mgmt Grp	Director	Jeffrey Essenburg

Not Present:

Treasurer Rick Bauer

A meeting of the Board of Directors was held on the date, time and at the place set forth above.

Minutes from the July 18, 2017 meeting were read, reviewed and approved by Arlene Giczkowski.

Omar Hazien started the meeting with an introduction of the roofing issues on the property and gave the floor to Edgar (Unit K-23) & Steve from Lifetime Roofing. Steve gave his opinion on the status of the roof membrane, provided pictures and suggested a solution. He proposed a complete tear down of the current roof membranes and install a modified bitumen system (Poly Glass) on the roof. He discussed the benefits, some of which were: not a single ply membrane, self-adhesive, and a 20-year manufacture warranty. He also discussed his solution to the skylights being 2 elbows to enclose the structure and prevent water from coming down.

A further discussion was held on the roof, insurance claim, financing options, etc...

Omar Hazien then gave a report of the status of the hurricane damage and repairs. Some of which were roof leaks, down trees, flooding on the east side of the property and damage done to one of the skylights. Resolutions were provided for each of the issues, if they have not been remedied already.

Next on the agenda to discuss was a preliminary budget. Omar Hazien discussed some options regarding the budget and how to reduce the maintenance. Jim suggested that the budget meeting be set for Tuesday, November 14th. The rest of the Board of Directors was in favor of this date.

The floor was now given to the unit owners to discuss some issues. Issues were brought up regarding trash being left in the hallways, leaking roofs and skylight fixture issues. Owners were assured that the Association would handle all of them.

Meeting adjourned at 7:52 PM.

A closed session meeting was held between the Board of Directors and their attorney, Mr. Valancey. Decisions were discussed about how to proceed with delinquencies and the bankruptcy filings of unit owners.

Read & Approved:


Arlene Giczkowski, Secretary