

**HOLIDAY PARK CONDOMINIUM NO. 1 ASSOCIATION  
MEETING MINUTES  
ANNUAL BUDGET MEETING**

Date: Wednesday - October 27, 2021  
Time: 7:02 PM  
Place: Zoom Meeting (Meeting ID 876 1779 9052)

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 Budget Meeting for 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 March 17, 2021 Annual Meeting & Organizational Meeting were reviewed and approved by Arlene Giczkowski. Minutes are posted on the Association's website.

**Proof of Notice of Budget Meeting**

A copy of the budget meeting notice, dated September 24, 2021, was presented to the members of the Association. The meeting notice was sent via USPS Regular Mail to all registered unit owners.

**Property Manager's Report**

Omar presented a report on collections and completed/ongoing projects in the community. Collections have been very good with no unit owners more than 60 days past due and has helped keep maintenance fees lower. 2 residents are currently in payment plans with the attorney.

The following projects have been completed this year:

- Hallway Painting - painted floors a darker color with slip resistant paint
- Gutters - gutters have been installed on all buildings to help prevent water flowing off buildings
- Parking Lot Lights - 11 led lights have been installed throughout the parking lot
- Clubhouse A/C - a new 2-ton mini split AC has been install in the main area of the clubhouse

Upcoming Projects:

- Access System - a new key fob system will be installed, and new key fobs will be issued this month
- 40 Year Inspection - scheduled for November 1<sup>st</sup> between 12 PM - 6 PM
- Resurface Pool - currently in discussion and needs to be completed

## Review & Approval of the 2022 Proposed Budget

The 2022 proposed budget was provided on the screen for residents to view. The following items were reviewed:

The proposed budget includes no increase in maintenance fees.

The Association had an approximately 20% increase in the property insurance premium, due to increased storm activity, lack of competition and reinsurance rates in the tri-county area.

Legal Fees have been reduced drastically due to better collections.

Electricity costs have come down due to the new LED lights and new energy efficient A/C system in clubhouse.

Sanitation costs have increased due to larger containers and more frequent pick-ups (2 8-yard dumpsters and picked up 3x per week).

Water and sewage costs are based on 2021 Year to Date averages. Has increased slightly.

Pool contract has increased from \$350 to \$400 per month due to increased costs in supplies and labor.

Janitorial maintenance costs will be increasing \$75 per month, starting January 2022, due to increased costs of supplies and labor.

The Association has included a line item for roof warranty. The line item constitutes the annual inspection for the flat roofs and is required for the roof warranty to remain in place.

The Association is fully funding their reserves. The roofing line item has been reduced to \$400,000, due to verbal quotes Management has received for the replacement of the shingle roof.

There were no questions on the budget as proposed. Jim made a motion to approve the 2022 annual budget as proposed. Arlene 2<sup>nd</sup> the motion and all were in favor. The motion passed unanimously. The coupon books will be ordered and mailed directly to residents in November. The maintenance fees for 2022 are listed below:

<b>Maintenance Dues</b>	<b>2021</b>		<b>2022</b>	
A - Studio	\$	174.48	\$	174.48
B - 1 bed/1 bath	\$	247.42	\$	247.42
C - 2 bed/1 bath	\$	317.01	\$	317.01
D - 2 bed/2 baths	\$	331.29	\$	331.29
E - 2 bed/2 baths - Den	\$	372.65	\$	372.65

### 40 Year Inspection

The 40 Year Inspection for the buildings is scheduled on November 1<sup>st</sup> between 12 PM - 6 PM. Akouri Consulting will be performing the inspection on the buildings and is required by Broward County. The inspection concerns the structure of the buildings; however, they will need to access individual units to inspect electrical panels, concrete patios and patio railings. Notices were posted on all doors and by the mailboxes. It was noted that any major repairs required will most likely have to be paid with an assessment.

### Key Fob System

Over the years, the Board of Directors has had numerous issues with the access control system to enter the pool and clubhouse. The current vendor and manufacturer have been non-responsive. For this reason, the Association has ordered a new American made system. The system will be installed this week and will require new key fobs to be issued. The new vendor

has been very communicative and responsive to Karen and Management. Karen informed the Board that she would like to handle the issuance of new key fobs. A sign will be posted by the pool to contact Karen, in which she will meet with the unit owners directly to issue them a new key fob. Karen will also provide Jim with the key fobs for the vendors, as well as the Fire Department.

New key fobs will be provided to unit owners at no cost, as long as they hand in their old ones. In the event a resident has lost their key fob, there will be a \$75 fee for a new one.

### Open Forum

The floor was open to residents to speak. One resident, other than the board, was in attendance. A question was asked on when the 40-year inspection will be performed. Management inform the resident that the inspection will take place on November 1<sup>st</sup> between 12 PM - 6 PM. The inspection of the individual unit will take no longer than 5 minutes unless an issue is found.

### 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 7:38 P.M.