

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

Date: Wednesday - October 28, 2020  
Time: 7:02 PM  
Place: Zoom Meeting (Meeting ID 913 3339 4942)

Present at meeting:

President	James Carney	Director	Karen Gray
Vice President	Jose Lopez	Secretary	Arlene Giczkowski
Treasurer	Jeffrey Essenburg		
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.

FPL Lighting Project - Presentation by Thomas Siculietano

Thomas Siculietano from FPL was in attendance to present a proposal to install new parking lot lighting and modify existing lighting on the property. The Association's concerns involved: the lightening being outdated, safety concerns in dark areas, lighting not to city standards, and the lack of uniformity of lighting. Thomas presenting a proposal to install 7 new poles/fixtures (including new boring and conduit), modify 4 fixtures on the west side of the property and replace 4 OL lights at the rear of the property. All lights will match and will be replaced with LED lighting. These lights will also be maintained by FPL. FPL's proposed solution would cost \$6,303.19 in upfront CIAC cost to install the new electrical lines and will increase the monthly bill by approximately \$11.00. The Association would be responsible for removing existing fixtures and poles. Thomas completed his presentation answering questions from the Board of Directors.

Approval of Previous Meeting Minutes

Minutes from the March 18, 2020 Annual Meeting & Organization Meeting were reviewed and approved by Arlene Giczkowski. Minutes are posted on the Association's website.

Proof of Notice of Budget Meeting

The budget meeting notice, dated October 5, 2020, and a copy of the 2021 proposed budget was presented to the members of the Association.

Review & Approval of the 2021 Proposed Budget

The 2021 proposed budget was shown on the screen for residents to view. Omar reviewed the changes in the upcoming 2021 proposed budget:

The proposed budget includes a 5% increase in maintenance fees.

There will be no special assessment. The previous assessment ended in February of 2020.

The Association is not expecting to write off any bad debt in 2021.

The Association had a 25% increase in the property insurance renewal in June of 2020, due to increased storm activity, lack of competition and reinsurance rates. This is the main reason for the maintenance fee increase.

Utilities increased slightly and were based on the 2020 Year to Date average.

The Association does not have a need for security at meetings any longer.

The Association is budgeting for the installation of gutters, painting of hallways and to Diamond Brite the pool.

The Association is budgeting 11% of the budget (\$3,739.01 per month) to the reserves. The Association is fully funding the reserves, which includes roofing, paving and painting.

The Board of Directors had no questions and acknowledged that the Association had no option other than to increase maintenance dues. Jim made a motion to approve the budget as proposed. Arlene 2<sup>nd</sup> the motion and all were in favor. The motion passed unanimously. The maintenance fees for 2021 are listed below:

Maintenance Dues		2020		2021
A - Studio	\$	166.17	\$	174.48
B - 1 bed/1 bath	\$	235.64	\$	247.42
C - 2 bed/1 bath	\$	301.91	\$	317.01
D - 2 bed/2 baths	\$	315.51	\$	331.29
E - 2 bed/2 baths - Den	\$	354.90	\$	372.65

#### FPL Lighting Project

The Board of Directors opened discussion regarding the presentation and solution provided by FPL to install new lighting. Due to the limited cost, compared to the 4 lights installed on the west side of the property, and the safety concerns of the residents, the Board of Directors felt it was in the best interest of the Association to proceed. Jim made a motion to proceed with the 3 projects:

1. To install 7 new lights in the selected places on the property;
2. To replace the 4 existing light fixtures on the west side of the property;
3. To replace the 3 OL lights in the rear of the property.

This will include an upfront cost of \$6,303.19 and approximately a \$11.00 increase in the Association's FPL bill. Arlene 2<sup>nd</sup> the motion and all were in favor. The motion passed unanimously.

#### New Business

There was no other new business to discuss.

#### Open Forum

The floor was open to residents to speak. Concerns regarding daily rentals and smoking in the 5759/5761 buildings were brought up. The Board of Directors asked residents to send the property manager emails of when the violations are occurring.

## 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 7:58 P.M.