

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

Date: Tuesday, November 14, 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 October 18, 2017 meeting were read, reviewed and approved by Arlene Giczkowski.

Omar Hazien started the meeting with an introduction of Mr. Rich Lucas from Lucas Pest Control. Mr. Lucas discussed a proposal on the table for monthly pest control of the common areas of the property. He also proposed to all residents that he would treat their units on a monthly basis for \$20/unit on a scheduled day.

Omar Hazien noted that Mr. Richard Bauer of Unit B-22 and the Treasurer of the Association has sold his unit on November 3rd. With this sale, Mr. Bauer relinquished his duties as the Treasurer of the Association. All keys and records have been asked of Mr. Bauer to be returned in a timely fashion. Given this news, Mr. Carney motioned to have Karen Gray take over the role and duties of Treasurer until the next election. The motioned was 2nd by Arlene Giczkowski and all were in favor. Ms. Gray abstained from the vote.

Omar Hazien reviewed his manager's report, noting some key projects coming in the near future and the financial position of the Association.

A count of the owners and proxies noted 14 owners and 1 proxy vote. Therefore, there was not a quorum of the membership, however there was a quorum of the Board. The Budget was now reviewed by Omar Hazien, noting key line items that have changed from the previous year's budget. The major key was a reduction of the maintenance dues by 5%.

The floor was now given to the owners to discuss any questions they may have on the budget. Questions regarding the roof, potential special assessment, a security guard and other items came up in the discussion.

After questions were answered, the Board voted on the budget as proposed. The motion to approve the budget was made by Mr. Carney, 2nd by Karen Gray. All were in favor of this motion.

Meeting adjourned by Mr. Carney at 7:42 PM.

A closed session meeting was held to discuss on-going legal issues.

A closed meeting was held at 8 PM with Kimberley from the Lot Monitoring Company. A discussion was held on the state of towing throughout the community and how it can be more effective. The Board of Directors discussed changing the parking passes to stickers that will be provided by the lot monitoring company at no charge.

Read & Approved:


Arlene Giczkowski, Secretary