

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

Date: Thursday - February 1, 2018
Time: 7:00 PM
Place: Association Clubhouse (5757 Washington Street)

Present at meeting:

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

A meeting of the Board of Directors was held on the date, time and at the place set forth above. This was a closed session meeting held with only the Board of Directors present.

Minutes from the January 9, 2017 meeting were read, reviewed and approved by the Secretary, Arlene Giczkowski.

Omar Hazien opened the meeting with a discussion about the upcoming special assessment and annual meeting and their corresponding dates.

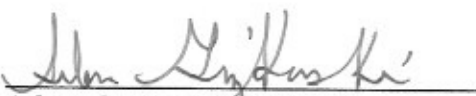
Omar Hazien then went into the main issue regarding the roofs on the property. A breakdown of leaks per building was provided to the Board Members for review. It was discussed among the Board how the upcoming special assessment will be held and which proposal they will ultimately go with. Different options were discussed in detail, but the Board decided that the Best Roofing bid for approx. \$300,000 for the full replacement of all roofs on the property was the best option for the Association. The Board took into account the amounts of the different proposals and the collections issue on the property. It was also noted by the Board Members that the skylight fixtures will be addressed shortly after the project is completed.

The discussion was then opened to discuss the drain issue and open violation regarding the drain on the east side of the property. The property manager noted that he had received numerous estimates and alternatives to handle the issue. The most likely solution was that the Association would have the replace the drain line, due to the limited size of the current one (4 inches) and the fact that the previous plumbing company got machinery stuck in there. PCI Stormwater Inc. provided an option to try to remove the machinery that is stuck and jet the drains. The manager Kyle informed the property manager that if he could not remove it and/or it did not help the drainage, he will replace the drain line with 15 inch piping. The motion to approve this option was made by James Carney, 2nd by Karen Gray and all Board Members were in favor.

A legal report was then provided to the Board Members that was drafted by the Association's attorney, Mr. Valancey. Collections and specific units were discussed in detail among the Board of Directors.

The meeting was adjourned at 8:35 PM by James Carney.

Read & Approved:


Arlene Giczkowski, Secretary