

HOLIDAY PARK CONDOMINIUM NO. 1 ASSOCIATION  
MEETING MINUTES  
SPECIAL ASSESSMENT MEETING

Date: Tuesday - February 6, 2018  
Time: 7:00 PM  
Place: Association Clubhouse (5757 Washington Street)

Present at meeting:

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

A special meeting of the Holiday Park Condo No. 1 Association was held on the date, time and at the place set forth above.

Minutes from the February 1, 2018 meeting were read, reviewed and approved by the Secretary, Arlene Giczkowski.

Property manager, Omar Hazien, provided proof of the notice of this special assessment meeting, dated January 22, 2018. Omar noted that there were no proxies submitted for this meeting and that 18 owners were in attendance.

Omar then opened the meeting to discuss the need for the special assessment by giving the background of the situation below:

Roof History

After Hurricane Wilma, a Stevens Roofing TPO System was installed over the original gravel roof. TPO stands for Thermoplastic polyolefin, which is the material the roof is made out of. Most widely used roofing material for flat roofs. \*Numerous previous Board Members, including Mark Dubin and Gustavo Cardona noted that the roof was replaced in 1999-2000 when they were on the Board.

Stevens Roofing Systems was purchased by Dow Roofing and later dropped, due to the amount failing roof membranes. Stevens Roofing Systems went out of business in 2011 and is no longer taking warranty claims. Several lawsuits have been filed against the company to pay on the claims, but have had little success.

The Association has limited records regarding the installation of this product and all records were retrieved that they do have are from the City of Hollywood. The Assoc. thought about pursuing legal action, however, with a lack of records, the amount of traffic on the roofs (different vendors, satellite dishes, etc..) and time that has lapsed, the Association was advised by previous counsel not to proceed.

That leads to the Association's current problem. Over the past three years, we have had a large amount of leaks around the property. Over 45 leaks in the past 14 months, causing a lot of damage inside of units. Several people have been dealing with ongoing leaks. Repair of leaks costing the Association a lot of money.

In early 2017, the Association looked into getting the roofs coated with silicon to buy the Association more time. The vendor offered a 15 year warranty. However, the vendor backed out after the amount of damage was found after the hurricane Irma. 14 different leaks found after hurricane Irma.

Association reached out to FEMA and was rejected for assistance since the damage was not caused by the hurricane. Provided an option for an SBA Loan.

Association filed an insurance claim for the roof after the damaged caused by Hurricane Irma. The claim was ultimately denied, due to the condition of the roof membrane (punctures) and the fact that the roof was not lifted.

Association received numerous bids (ranging from \$300k - \$450k) for replacement:

Best Roofing                      RIC - Foam      Lifetime Roofing - Mod Bitumen  
Cool Roof - Foam              Roofing Max

Association applied for loan in November and was denied due to the high dollar amount of delinquencies that are with the attorney in collections.

Board of Directors ultimately decided on the Best Roofing proposal for approx.. \$300k to remove the two current roofs and replace it with TPO. Skylight fixtures to be addressed in following phase.

Reasons for Decision:

Best Roofing, well known company  
Work Quality  
Price  
Product

Omar discussed a few of the numerous estimates that were received to replace the roof, noting that Best roofing's proposal of \$299,858 (which was previously approved by the Board) was the most cost effective. Jim Carney also noted that Best Roofing was the most experienced roofing company in South Florida. Owners asked questions, such as if the Association could go file a lawsuit against the current roofing company (Rainbow Roofing and/or Dow Roofing). The Board and Property Manager responded by telling them that the Association was advised not to, due to the time that has lapsed, limited records and amount of traffic on the roof that would void the warranty. Further questions were asked by the owners on how the assessment would be paid and how much it would be, which led into the next conversation of the Board.

Omar then provided the Board Members with a breakdown of the recently approved Best Roofing proposal describing how much the assessment would be per unit and the breakdown over various month cycles (12, 18, 24 months). After fielding questions and concerns from the audience, Jim Carney made the motion to pass the special assessment with a duration of 24 months. The motion was seconded by Jeff Essenburg and all present Board Members were in favor of this motion. The unit breakdowns were as follows:


Total Assessment Amount - \$299,858.00

Unit Type	% Breakdown	Total Amount of S/A	Total Monthly Amount
A- Studio	0.6114%	\$1,833.33	\$76.39
B- 1 Bed/1Bath	0.8687%	\$2,604.87	\$108.54
C- 2 Bed/1 Bath	1.1080%	\$3,322.43	\$138.43
D- 2 Bed/2 Bath	1.1609%	\$3,481.05	\$145.04
E- 2 Bed/2 Bath/Den	1.3127%	\$3,936.24	\$164.01

The meeting was now opened to the audience for questions. Many questions were asked regarding the assessment and the breakdown of payments. Omar answered all questions explaining that the assessment will have a start date of March 1. The Board and Property Manager also fielded individual unit owner questions regarding how much each payment would be per unit per month.

The meeting was adjourned at 7:26 PM by James Carney.

Read & Approved:



Arlene Giczkowski, Secretary