

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

Date: Wednesday - February 12, 2020
Time: 7:00 PM
Place: Association Clubhouse (5757 Washington Street)

Present at meeting:

President	James Carney	Treasurer	Karen Gray
Vice President	Jose Lopez	Secretary	Arlene Giczkowski
Director	Jeff Essenburg		
Property Manager	Omar Hazien, Archstone		

Call to Order

The Annual Meeting for Holiday Park Condominium No. 1 Association, Inc. was held on the date, time and at the place set forth above. The meeting was called to order by Jim Carney at 7:07 PM.

Approval of Previous Meeting Minutes

Minutes from the November 13, 2019 Board of Directors meeting were reviewed and approved by Arlene Giczkowski.

Property Manager Report

Collections/Financials

All funds from Mola Bosland, Esq. has been reimbursed to the Association, in the amount of \$3,500.00. Currently, all 100 unit owners are paying. 2 residents are in payment plans with the association.

Special Assessment

The special assessment final payment was due on February 1, 2020 and the special assessment will officially end at the end of February. The Association has one final payment due to Best Roofing, in the amount of approximately \$10,000.

Projects

The Association has completed numerous projects since the last meeting, including, but not limited to: completion of roofing project, sidewalk replacement of tripping hazards, painting of back wall, addition of LED light to 5769-5771 bldg., mulching of common areas, and fertilization of the lawn.

Water Leaks

The Association has had an increase in water usage, due to numerous leaks around the property. There have been 7 leaks in a two-week period and all have been repaired. The leaks have been caused by water heaters, tubs and toilets. The Association will be mailing out a notice to residents to be vigilant of the ongoing leaks and to do consistent inspections of their plumbing appliances.

Wind Mitigation Inspection

The wind mitigation inspection has been completed on the buildings, now that the roofs have been replaced. Wind mitigations are performed as ratings on property for insurance purposes and the last one was completed in 2008. The buildings received the highest ratings and will result in reduced premiums for the Association, as well as individual homeowners. The Association also received an updated appraisal on the property to ensure that the Association is properly insured, in the event of property damage or loss.

2019 Year End Review

The 2019 Year End Financials have been completed by an independent CPA. Notices will be mailed out in the 2nd annual meeting notice.

Upcoming Projects

The Association has been discussing the following upcoming projects for 2020: replacement of parking lot drains, painting the floors of building enclosures, installing unit number plaques, tree trimming, replacement of skylight fixtures, sealcoating the pavement and installing gutters on the buildings.

Unit Number Plaques

The Association has received a notice of violation from the City of Hollywood Fire Department in December of 2019 regarding the unit numbers being visible on the doors. The inspector informed us that some of the unit numbers have been removed by the owner, painted over or were less than 3 inches in height. Omar had recommended that the Association install unit number plaques on the wall, beside the door. It would look better and would prevent the issue in this issue from occurring again in the future, since the Association maintains the building walls. Omar received an estimate from Signarama to make unit number plaques. The plaques would be made in acrylic, 5 inches by 9 inches in size and will be made in beige/brown to match the building color.

The Board of Directors reviewed the proposal and sample. Discussion was held regarding the benefits of using a plaque, instead of stickers. Jim made a motion to approve the proposal from Signarama to install unit number plaques, in the amount of \$2,651.50 or \$24.50 per plaque plus tax. Arlene 2nd the motion and the motion passed unanimously.

Trash & Recycle Service

The Association has been monitoring garbage usage in the community. Currently, Holiday Park is serviced by Waste Management for 1-4 yard dumpster and 1-6 yard dumpster, twice per week (total cost of \$844 per month). Given the increase in trash usage, Waste Management has provided the Association with an option to increase the amount of pick-ups for the 6-yard dumpster to 3 x per week (\$275 increase) or increase the 6-yard to an 8-yard dumpster (\$100 increase). Given the cost, the Board of Directors advised Omar to proceed with increasing the size from a 6-yard to an 8-yard dumpster. The Association will continue to monitor it.

Waste Management also submitted a proposal to increase the recycle pick up. The increase in cost would be \$82 per month to double the number of pick-ups. Jim and Jeff discussed the fact that cardboard will not be recyclable anymore and therefore would not be of a great benefit. The Board of Directors decided to remain with the 2 totes and 1 pick up a week.

Further discussion was held regarding the removal of the Northwest garbage enclosure, due to the lack of use. The Board of Directors have advised to have it removed by South Florida Contractors. This has been voted on and approved in a previous meeting.

Parking Lot Drains

The Association has three parking lot french drains that are in need of replacement, in which two of them are considered emergencies. FL Blacktop, Inc. inspected the three drains systems (1 on east side, 2 north end) and found the following:

1. The one on the east side has a root grown through it causing a water back up
2. The one on the northeast side has no sediment and a small sinkhole is forming

For these reasons, two proposals were presented by FL Blacktop. East Drain - \$7,250. Northeast Drain - \$7,350. The drain will increase in size from the current 4 inches to 20 inches and new sediment will be installed around the pipe. The replacement will prevent sinkholes from forming and better drainage in the parking lot. FL Blacktop has replaced the

one on the southeast side in 2018 and has shown great results. Arlene made a motion to approve the two proposals from FL Blacktop, Inc. and use reserve funds to pay for it. Jim second the motion and the motion passed unanimously.

Annual Meeting Update

The annual meeting for Holiday Park will be held on Wednesday, March 18th at 8 PM. Residents had until February 6th to submit their notice of intent to run for the Board of Directors. As of February 12th, the Association has received 5 notice of candidacies: Jim Carney, Jeff Essenburg, Karen Gray, Arlene Giczkowski, & Jose Lopez. Given that the Association only received 5 notice of candidacies for the 5 open Board Seats, the Association will not hold a formal election at the annual meeting. A meeting will still be held on this date to review the goals of the Association for 2020, review any open items & have a Q&A session with the residents.

Adjournment

A motion was made by Jim Carney to close the meeting. The motion was 2nd by Arlene and the motion passed unanimously. Meeting adjourned at 7:55 P.M.

Read & Approved:


Arlene Giczkowski, Secretary