

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

Date: Wednesday - November 13, 2019  
Time: 7:00 PM  
Place: Association Clubhouse (5757 Washington Street)

Present at meeting:

President	James Carney	Treasurer	Karen Gray
Secretary	Arlene Giczkowski	Director	Jeffrey Essenburg
Property Manager	Omar Hazien, Archstone		

**Call to Order**

The Annual Budget Meeting for Holiday Park Condominium No. 1 Association, Inc. was held on the date, time and at the place set forth above.

**Approval of Previous Meeting Minutes**

Minutes from the October 23, 2019 meeting were read, reviewed and approved by Arlene Giczkowski.

Following the approval of the meeting minutes, Omar presented an update on the installation of the new flat roof on the 5759-5767 Building. The building is 60% completed and should be 100% complete within the next two weeks, contingent upon the weather. Projects to follow the completion of the roof this year will be the repair on the east side walk, mulching of the entire property and the repair on the parking lot drains.

**Proof of Notice of Meeting**

Omar presented the notice & proposed budget to the Board of Directors & residents for the Annual Budget Meeting that was mailed to all 100 Unit Owners on October 25, 2019. The Board of Directors acknowledged the notice was mailed and received.

**Review & Adoption of the 2020 Budget**

The 2020 Proposed Budget was presented to the Board of Directors & residents in attendance. Omar reviewed the major items of the budget including:

- The monthly maintenance amount is remaining the same for all units
- The special assessment is ending in February 2020 and has three months remaining (Dec 2019 - Feb 2020)
- Collections have been fantastic (1 unit more than 90 days past due), which has reduced Bad Debt Expense
- The Utilities budgeted items are based on the 2019 Year to Date Averages
- The Association negotiated better pricing for Trash, which is reflected on the Budget
- The Lawn Maintenance will be increasing \$100/month starting Jan (1\* increase in 6 years)
- The Association is preparing to tackle large projects next year, which is reflected in the Repairs & Maintenance Line Item - skylight replacement, painting bldg. enclosures, installing gutters & new soffits, repairing the parking lot drains.

It was noted that the Association is fully funding the reserves for Painting, Roofing & Paving.

Omar opened the discussion the Board of Directors & Residents in attendance. Jim made a comment that collections have been great and there is no need for a maintenance increase this year.

Jim made a motion to approve the 2020 Budget, as proposed. Jeff 2<sup>nd</sup> the motion and the motion passed unanimously.

### **New Business**

There was no new business to discuss & the Board of Directors opened the discussion up to the residents in attendance.

A complaint was made against Unit H-2 for loud noise after hours. The Board of Directors and management informed the resident that they will send a violation notice and instructed her to try and get the noise on video. She was also informed if the noise continues to contact the police.

Another complaint was made regarding a man trespassing on the property in the 5769 Building. A video was presented by the resident showing a man getting nude on the 2<sup>nd</sup> floor landing. She contacted the police and is pressing charges. Residents were informed if they see this man that they should contact the police immediately because he does not live in the community and is trespassing on private property.

### **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 7:25 PM.

Following the adjournment of the meeting, the Board of Directors discussed the verbal resignation of Kenneth Pierleoni. Mr. Pierleoni submitted a verbal resignation from his position to Jim Carney on October 15, 2019. The Board of Directors formally accepted his resignation and nominated Mr. Jose Lopez from Unit C-22 to the Board of Directors. Jose will fill Mr. Pierleoni's position of Vice President until the completion of his current term in March of 2020.

Read & Approved:



Arlene Giczkowski, Secretary