

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

Date: Tuesday, July 18, 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		

Not Present:

Director	Jeffrey Essenburg	Treasurer	Rick Bauer
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A meeting of the Board of Directors was held on the date, time and at the place set forth above.

Minutes from the April 25, 2017 meeting were read, reviewed and approved by Arlene Giczkowski.

A closed session meeting was called for by the Board of Directors to review current issues with the roofing membrane, review of the Rules and Regulations, and a review of pending legal actions being taken by the association.

To open the meeting, the Board of Directors met with Mr. Ted Dodson from Cool Roof and Coatings. Mr. Dodson reviewed his proposal regarding silicon coating the roof membranes. Mr. Dodson answered any and all of the Board of Director's questions regarding the roof situation and his proposal.

A discussion was now held between the Board of Directors in search of a remedy for the roof issues on the property. 4 proposals (Cool Roof, Polo International, Roofing Max and Best Roofing) were reviewed in-depth, in an effort to find the best solution for the association. A finance option of a line of credit from Regions Bank was also discussed. Jim Carney made a motion to proceed with Cool Roof's proposal and to start by only doing the 5777-5779 bldg. and proceeding as necessary and as funds become available. Karen Gray 2<sup>nd</sup> the motion and all were in favor of this motion.

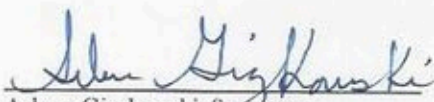
A discussion was now held regarding the pest control issue in the 5777-5779 bldg. A proposal from Lucas Pest Control was reviewed by the Board of Directors. Jim Carney made a motion to proceed with the proposal. 2<sup>nd</sup> by Karen Gray and all were in favor of the proposal.

Furthermore, a discussion of potential changes to the Rules and Regulations were discussed by the Board of Directors and was tabled for a later meeting.

Omar Hazien then presented an in-depth report of the pending legal actions being taken by the association's attorneys. The report was reviewed in detail and discussed. New actions were discussed by the Board of Directors and how to proceed going forward.

Meeting adjourned at 8:05 PM.

Read & Approved:

  
Arlene Giczkowski, Secretary