

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

Date: Tuesday - January 9, 2018  
Time: 6:30 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 (via phone)
Officer	Chris Christensen		

A meeting of the Board of Directors was held on the date, time and at the place set forth above.

A closed session meeting was held at 6:30 PM with Board of Directors and Bryan Penelo from Best Roofing. The proposal for the re-roof of the property was reviewed. Discussions were held regarding the type of material used, breaking the project into phases, timetable of project and solutions for the skylight fixtures on the property. The discussion ended with the next step being that the Association find an engineer to review the skylights and provide solutions before proceeding with the roof project.

The Board of Directors then discussed the cost of the project and how to the breakdown of the future special assessment will look like. Options of 6, 12, 24, and 36 month payment plans were reviewed and discussed.

The meeting then opened up to all members of the Association at 7:02 PM.

Minutes from the November 12, 2017 meeting were read, reviewed and approved by Arlene Giczkowski.

Omar Hazien provided a managers report on the numerous projects going on in the community, including the tree trimming of the property. Open discussion was held regarding the roof issues and process the Board of Directors are going through to find the proper solution.

A discussion was then held regarding the issues with the garbage dumpster on the west side of the property. The overflow of trash, bulk garbage, and cost of dumpster has been a consistent problem and was discussed by the Board of Directors. Given their lack of options and the fact that Hampton Court seems to have no intention of assisting with the dumpster, Jim Carney made the motion to transfer the larger dumpster to the East Side and remove the enclosure. The motion was 2<sup>nd</sup> by Kenneth Pierleoni and all were in favor.

Omar Hazien then presented the Board of Directors with different parking decal options. The Board of Directors reviewed the options and chose option #1 (diamond shaped with the Association's initials on it). The Association will proceed with sticker decals from the lot monitoring company.

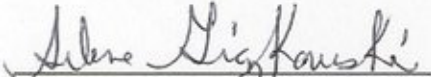
The floor was then given to the Board of Directors and the members of the Association. Arlene Giczkowski brought up a complaint that there are many residents who speed on the West Side of the property. Solutions such as enlarging the speed bumps and adding some were reviewed. The property manager will discuss options with the City of Hollywood before proceeding and provide options to the Board of Directors.

A motion was then made by Jim Carney to close the meeting. The motion was 2<sup>nd</sup> by Kenneth Pierleoni and all were in favor. Meeting adjourned at 7:25 PM.

A closed session meeting was held between the Board of Directors and their attorneys; Mr. Eric Glazer and Mr. Paul Kim. Legal issues concerning certain owner(s) were discussed.

Closed session meeting adjourned at 8:10 PM.

Read & Approved:

  
Arlene Giczkowski, Secretary