

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

Date: Wednesday, March 15, 2017
Time: 8:00 PM
Place: Association Clubhouse (5757 Washington Street)

Present at meeting:

President	James Carney	Secretary	Arlene Giczkowski
Treasurer	Rick Bauer (via phone)	Director	Karen Gray
Director	Jeff Essenburg		
Property Manager	Omar Hazien, Archstone Mgmt Grp		
Officer	Chris Christensen		

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

The minutes from the previous meeting, on March 2nd, were read, reviewed and signed by the Secretary.

The property manager, Omar Hazien, gave a Manager's Report, which reviewed pending and completed projects, delinquencies, notices, and future dates for the association to look forward to.

Omar Hazien collected all ballots at 8:05 pm. Numerous unit owners handed in their ballots directly to Omar Hazien at the meeting. At or about 8:15 pm Omar Hazien began counting the ballots. The final count was as follows:

Richard Bauer 27, James Carney 27, Slysia Dabrowska 14, Jerry Dubravetz 16, Jeffrey Essenburg 29, Berenice Flores 13, Arlene Giczkowski 27, Karen Gray 26, Stuart Karp 14, Anthony Manggunio 13, Kenneth Pierleoni 23. 8 votes were considered "disregarded" because the votes were not submitted in compliance with F.S. 718.

Omar Hazien informed the unit owners that the Directors for the year of 2017 of Holiday Park were Richard Bauer, James Carney, Slysia Dabrowska, Jerry Dubravetz, Jeffrey Essenburg, Arlene Giczkowski, Karen Gray, Stuart Karp, & Kenneth Pierleoni.

Numerous issues were brought up by unit owners, including access to records, ledgers, Regions Bank, among other issues on which they were all replied to by Management and the former Board of Directors.

Meeting was adjourned at 8:55 PM.

A meeting was held at 9:25 PM between the new directors of Holiday Park, in which the new Board Members were nominated into their positions. Mr. Dubravetz and Mr. Pierleoni were not in attendance. James Carney was nominated for President by Rick Bauer, 2nd by Arlene Giczkowski and was unanimously nominated by the remaining directors. Kenneth Pierleoni was nominated for Vice President by Rick Bauer, 2nd by Arlene Giczkowski and was unanimously nominated by the remaining directors. Arlene Giczkowski was nominated for Secretary by Rick Bauer, 2nd by Jim Carney and was unanimously nominated by the remaining directors. Richard Bauer was nominated for Treasurer by Jim Carney, 2nd by Arlene and was unanimously nominated by the remaining directors. Karen Gray, Jeff Essenburg, Slysia Dabrowska, Jerry Dubravetz and Stuart Karp were not elected for any seats and will remain as Directors of Holiday Park.

The Board of Directors created the following committees:

Legal: Jim Carney, Arlene Giczkowski, Kenny Pierleoni & Karen Gray
Records: Arlene Giczkowski, Karen Gray & Kenny Pierleoni
Application Screening: Jim Carney & Arlene Giczkowski
Violations: Jerry Dubravetz, Stuart Karp & Slysia Dabrowska
Grounds: Karen Gray, Jerry Dubravetz, Stuart Karp, Slysia Dabrowska

A motion was by Karen Gray, that all unit owners in violation of the Rules and Regulations will have their rights suspended to the pool and clubhouse. The motion was 2nd by Jim Carney. The motion was unanimously passed.

*After the closure of the meeting, the Board of Directors and Omar Hazien met with Mr. Torres from Unit E-4 to discuss some documents he had received in 2016 from the association. Mr. Torres pointed out that he requested cancelled checks from the association and was denied. Mr. Torres was informed that cancelled checks are not part of the association's official records. Mr. Torres also provided a list of checks that had a duplicated check number. Omar Hazien explained to him that when checks are cut from the Accountant, sometimes they do not print properly and they have to be reprinted. I explained to him that all checks that clear the bank are listed on the bank statements, in which he received at a previous records request meeting.

Read & Approved:


Arlene Giczowski, Secretary