

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

Date: Wednesday - March 21, 2018
Time: 8:00 PM
Place: Association Clubhouse (5757 Washington Street)

Present at meeting:

President	James Carney	Director	Jeffrey Essenburg
Vice President	Kenneth Pierleoni	Secretary	Arlene Giczkowski
Treasurer	Karen Gray		
Property Manager	Omar Hazien, Archstone Mgmt Grp		

An annual meeting of the Holiday Park Condo No. 1 Association was held on the date, time and at the place set forth above.

Property manager, Omar Hazien, provided proof of the notice of this meeting. 1st Notice dated January 19, 2018 and the 2nd Notice dated March 5, 2018. Omar noted that there were no proxies submitted for this meeting and that 13 owners were in attendance.

Minutes from the February 6, 2018 meeting were read, reviewed and approved by the Secretary, Arlene Giczkowski.

8 Notice of Candidacy forms were submitted by the deadline date of February 8, 2018, 3 of which were invalid pursuant to F.S. 718. Omar noted that Holiday Park's governing documents allow for nine (9) Board Members to be placed on the Board of Directors and therefore there was no need for a formal vote. *Mr. Cardona (Unit F-24) noted that Mr. James Carney and Mr. Kenneth Pierleoni were not allowed to run because this was their 8th year, according to the State. Omar Hazien, James Carney, and Attorney Christopher Reed quickly noted that rule is only for owners running in 2 year staggered terms and when there is more notice of candidacies than positions. Therefore, the 2018 Board of Directors is as follows:

James Carney
Kenneth Pierleoni
Karen Gray
Jeff Essenburg
Arlene Giczkowski

The new directors were congratulated.

Omar Hazien then began with the Unfinished Business of the Association:

- A. Status of Roofing Project - Signed permits, notice of commencements and a 10% deposit have been submitted to Best Roofing. They will begin with the 5777-5779 Building.
- B. Northwest Dumpster - Association is in negotiations with Hampton Court to share the cost of the dumpster on the Northwest side of the property. Holiday Park has been unfairly paying for the dumpster over the past few years. If an agreement cannot be reached, the Association will be removing the enclosure.
- C. Association Tree Trimming - The tree trimming on the property has been completed. Nuisance trees and unsafe stumps have been removed as well. FPL will be addressing trees around electrical lines. All owners were asked to move their cars away from where they saw FPL working.

The meeting then proceeded to the New Business of the Association:

- A. Landscape Committee - Karen Gray and other residents were congratulated for the time and effort that put in volunteering around the property with landscaping. Karen asked the residents if they are interested in joining the committee to reach out to her. The committee helps the property look better and save money for the Association.
- B. 2018 Year in Review - Residents of Holiday Park can expect the following this year:
 - 1. The majority of the replacement of the roofs to be completed
 - 2. A new French drain system on East Side
 - 3. Mulching
 - 4. Landscaping - new trees and shrubbery around property
 - 5. Painting of the Building Walkways

The meeting was adjourned at 8:07 PM by James Carney.

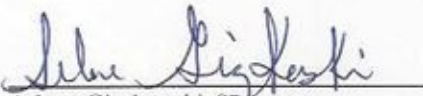
A closed session meeting was held with the Association's Attorney Christopher Reed to discuss ongoing legal proceedings with the Board of Directors.

After the adjournment of the meeting, the Association held an organization meeting at 8:37 PM in an effort to post positions for the new Board of Directors. James Carney made a motion to keep the Board of Directors in the same positions as the previous year. The motion was 2nd by Jeff Essenburg and all were in favor.

The 2018 Board of Directors is as follows:

James Carney - President
Kenneth Pierleoni - Vice President
Karen Gray - Treasurer
Jeff Essenburg - Director
Arlene Giczowski - Secretary

Read & Approved:



Arlene Giczowski, Secretary