

**Park Place Board Meeting  
Board of Directors Meeting  
Meeting Minutes  
January 18, 2024  
7:00 PM**

**CALL TO ORDER**

Meeting was called to order at 7:02 PM

**BOARD MEMBERS PRESENT**

Marie DelGiorno - Secretary  
Michael Bernstein - Treasurer  
Venkatesh Jayaprakash – Director  
Jay Mandal – Director  
Marcia Weinstein – Director

**BOARD MEMBERS NOT PRESENT**

Michael Wagner – President  
Tom Holden – Director

**MANAGEMENT PRESENTATION**

Steve Tillinghast – Property Manager  
Foster Premier Inc.

**STANDING BUSINESS**

***Treasurer’s Report:*** Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the December 2023 Financial Report as an unaudited statement at the time of the meeting. Motion was approved.

***Secretary’s Report:*** The Meeting Minutes from Thursday, October 5, 2023, Thursday, October 26, 2023, and Wednesday, November 15, 2023, were presented. Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved the Thursday, October 5, 2023, Thursday, October 26, 2023, and Wednesday, November 15, 2023, Meeting Minutes as written. Motion was approved.

**OLD BUSINESS**

***Erosion Control:*** An Agreement for Architectural Services from J. Hershey Building Consultants was presented. The BOD recommended that Steve Tillinghast invite this Contractor to our next meeting to discuss his proposal.

***Golden Fence Repairs and Charges:*** Steve Tillinghast will contact the Contractor regarding repairs that need to be made to the fence around the perimeter of the property. He will report back to the Board on their proposal.

***Website Design Services:*** BOD discussed different methods for simplifying payments for the Web Design Services Contract. Mike Wagner will forward the contact information for our current service to Steve Tillinghast so they can discuss payment methods that are available for the HOA.

Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved additional Website Design Services. Motion was approved.

**NEW BUSINESS**

***Snow Removal Issues:*** The BOD reviewed HO concerns regarding snow removal during the recent snowfalls. BOD will discuss these matters with the Contractor. HOs asked if the Contractor could clear the property in front of the mailboxes so they can access the boxes without slipping and falling.

***Unit #139:*** Upon Motion duly made, seconded, and unanimously passed The BOD approved the Architectural Request for Radon Removal. Motion was approved.

***Unit #175:*** Invoices were presented for trapping services. Steve Tillinghast will contact the HO to clarify some of the charges. No vote for reimbursement was taken at this time.

**CURRENT PROJECTS/ISSUES**

***Water Reimbursement (2023):***

***Unit #141:*** Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the Water Reimbursement Request for the Summer of 2023. Motion was approved.

***Unit #162:*** Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the Water Reimbursement Request for the Summer of 2023. Motion was approved.

***Unit #168:*** Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the Water Reimbursement Request for the Summer of 2023. Motion was approved.

**OPEN FORUM**

\*Parking

\*Snow Removal

**MEETING ADJOURNED**

The Homeowner portion of the meeting adjourned at 8:11 PM.

**EXECUTIVE SESSION**

The Board went into Executive Session at 8:12 PM where they discussed the Delinquency Report, Violation Matters, Legal Matters, Contractor Services, Fines, Homeowner Matters

**REGULAR MEETING RECONVENED/MEETING ADJOURNMENT**

Regular meeting reconvened at 8:45 and adjourned at 8:47 PM.

*Marie DelGiorno*

*February 1, 2024*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date