

**PARK PLACE OF ITASCA BOARD MEETING
ITASCA PUBLIC LIBRARY
THURSDAY, JANUARY 19, 2023
7:00 PM
MINUTES**

Call to Order

Meeting was called to order at 7:01 PM

Board Members Present

Michael Wagner – President
Marie DelGiorno – Secretary
Marcia Weinstein - Treasurer
Michael Bernstein – Director
Tom Holden – Director
Dino Rossi – Director

Management Presentation

Steve Tillinghast – Property Manager
Foster Premier Inc.

Guest Presentation – RYCO Landscaping

A presentation was made by two representatives from RYCO Landscaping. RYCO is a family owned and operated company that has been in business for over 25 years. They presented their recommendations for year-round landscaping services for Park Place. They discussed their approach in caring for the property and how they would communicate with the Property Manager and the Association. Following a Q&A session, the Board thanked them for coming to the meeting and making their presentations. This portion of the meeting ended at 7:35 PM at which time the Board entered a regular meeting.

Treasurer’s Report – (Michael Bernstein)

A Motion was made to Waive the PPI January Late Fee for January 2023. Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved to waive the PPI January 2023 late fee. Motion was approved.

The BOD is reviewing maturing dates and fixed interest rates on the HOAs Certificates of Deposit. The BOD will be checking the maturity dates and if the interest rates are competitive. If any changes are required, they will be presented and voted on at the next BOD meeting.

A motion was made to pass the November/December HOA Financial Statements. Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved the November and December 2022 HOA Financial Statements. Motion was approved.

Secretary’s Report (Marie DelGiorno)

Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved the Meeting Minutes for Thursday, November 17 and Tuesday, December 1, 2022. Motion was approved.

Architectural Report (Marcia Weinstein)

Climate Guard Update: All windows should be ordered. Deposit has been forwarded to window contractor. Contractor is requesting 50% upfront payment and 25% when windows are ready and before they are installed. Contract will be forwarded to our Attorneys for review and to see if any riders should be added. A Motion was made to approve the ClimateGuard Contract

Leaky Window Repairs: #17, #27, #50 – Board will get an update as to what windows have been repaired
Fence on east side of Devon Avenue: ST will contact Golden Fence to have them come out and repair the fence

Communications (BOD)

Additional Meetings for 2023: A Motion was made to add three additional open meeting to the BOD meeting schedule. Upon motion duly made, seconded, and passed the Board of Directors added three additional Board Meetings on Tuesday, February 2, Tuesday, Tuesday, March 1 and Tuesday, April 5, 2023. Motion was approved. The purpose of these additional meetings will be to follow thru on the approved HOA contracts for 2023.

Management Report

Streetlight repair at Pierce/Bay Drive Entrance – Contractor DJ Sweeney does not recommend replacing the streetlight currently.

The Board will review and approve the 2022 water reimbursement requests for units #19, #55, #168, #362, #389 and forward to Steve Tillinghast so he can process the reimbursements.

Unit #136: Critter breach in soffit has been repaired by Homeowner

Units #197-199: Steve T will consult with the HOs regarding an unauthorized repair that Barry Roofing discovered when he was making a roofing repair at his location and will advise the BOD of his findings at the next meeting,

Unit #381 – Request to remove bushes that are under bay window to repair an entry point where mice can enter. Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved the removal of bushes under the Bay window at #381. Motion was approved. Steve T will contact the landscaper and request that they be removed - he will also advise the HO that the Board has approved the removal of these bushes. The Board will decide later if the Bushes will be replaced.

Open Session

Unit #288: Walkway issues

Open Portion of the Meeting was adjourned at 8:35 PM

Executive Session

The Board of Directors reconvened into Executive Session at 8:45 PM where they discussed violations, delinquencies, and legal matters.

Meeting Reconvened/Adjourned

The Meeting reconvened and adjourned at 8:55 PM

Marie DelGiorno

January 19, 2023