

**PARK PLACE OF ITASCA BOARD MEETING**  
**ITASCA PUBLIC LIBRARY**  
**Thursday, February 1, 2024**  
**Meeting Minutes**  
**7:00 PM**

**CALL TO ORDER**

Meeting was called to order at 7:03 pm

**BOARD MEMBERS PRESENT**

Michael Wagner – President  
Michael Bernstein – Treasurer  
Marie DelGiorno – Secretary  
Tom Holden – Director  
Jay Mandal – Director  
Venky Jayaprakash – Director  
Marcia Weinstein – Director

**FOSTER PREMIER MANAGEMENT**

Steve Tillinghast – Manager, Absent

**TREASURER’S REPORT**

No financial report given at this meeting.

**SECRETARY’S REPORT**

A Motion was made to approve the Minutes for the January 18, 2024, Meeting. Motion was approved, the Minutes for January 18, 2024, were passed.

**LANDSCAPING**

*Canal Erosion:* J. Hershey Architecture will charge \$6,000 for an Engineering consultation on the Canal. The BOD discussed the quotes between Hersey vs Brightview.

Motion was made for the BOD to get an engineering proposal from Brightview for an Engineering Consultation on the Canal. If that quote is not lower than Hershey’s then the BOD will accept Hershey’s proposal. Motion was voted on and unanimously passed. Motion was passed.

**PARKING**

The BOD sent out a letter to the HO’s regarding the parking situation and advised that the Board was looking into a towing service. Discussed other ways to notify HO’s of parking violation and increasing the fines. Decision on how to proceed is pending.

**SCREEN REPAIRS**

Jay Mandal will work w/Steve T on finding a contractor that will do Screen Repairs.

**WATER REIMBURSEMENT**

The BOD discussed some of the issues with the current water reimbursement program. Discussion included:

- How water and sewer costs affect the operating expenses
- How the increase in water and sewer rates for Itasca have doubled and how this affects the water reimbursement program
- Pros and cons of a “free water” program and how it is unpredictable and can be prone to waste.
- That a large percentage of the HO’s do not participate in the program.
- If a reimbursement program relates to unfixed leaky faucets, leaky toilets, water overuse during daily activities.
- Increased usage if guests are visiting for an extended stay,

A Motion was made to revise the current Water Reimbursement Program to a more general Landscaping Watering Program that would only include a watering for the common areas. Motion was made and unanimously passed. Motion was passed.

A Motion was made to discontinue the current Water Reimbursement Program and replace it with a Water Reimbursement Program for the common areas. The changes to the watering program would go into effect in 2025. Motion was made and passed. Motion was unanimously passed to change the watering program in 2025.

The BOD will check with Steve T on how this should be reflected in the HOA Budget for 2025.

**HOA INSURANCE POLICY**

The BOD will review the HOAs Insurance Policy to assess what new coverage might be needed or outdated. This is essential for measuring costs and limiting risk since different types of policies apply within a property's boundaries.

**OTHER BOD CONCERNS**

BOD discussed future 2024 Meeting Dates: Secretary will book meeting rooms for April 2024.

KSN Tax Appeal was previously approved by the BOD. Venky J will follow up with Steve T on the status of this Appeal and will report back to the BOD.

Mike Bernstein created a 2024 Planning List that included 57 HOA projects for 2024. BOD Members will review and commit to the areas they would like to Manage over the next several months.

**OPEN FORUM**

No Homeowner issues were discussed.

**MEETING ADJOURNED**

The Open Portion of the Meeting Adjourned at 8:12 PM

**EXECUTIVE SESSION**

The Board went into Executive Session at 8:13 PM where they discussed Violations, Delinquencies, and Legal Matters. Executive Session adjourned at 8:30 PM

**MEETING RECONVENED/MEETING ADJOURNED**

Regular Meeting reconvened at 8:34 and adjourned at 8:35 PM.

*Marie DelGiorno*

*March 7, 2024*

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Signature

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Date