

**Park Place Board Meeting
Board of Directors Meeting
Itasca Public Library
Meeting Minutes
March 16, 2023
7:00 PM**

CALL TO ORDER

Meeting was called to order at 7:00 pm

BOARD MEMBERS PRESENT

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

ABSENT MEMBERS

Marcia Weinstein – Treasurer

MANAGEMENT PRESENTATION

Steve Tillinghast – Property Manager
Foster Premier Inc.

GUEST PRESENTATION

Vince Sammartano, Brightview Landscaping

- *Discussed designer team for improving Devon Avenue Entrance
- *Have Tree experts do an evaluation of the trees that are on property
- *Landscape will present a 3-D rendering of the Design
- *Schedule Spring Walk - review Mulch Beds (Phase 2) /Edging and other Landscaping issues
- *QSA full reports at: 30 days, 60 days, 90 days
- *Schedule Spring Walk: 1 ½ - 2 hours - Week #2/3 in April 2023
- *Mulch done in early spring possible first week of May or end of May 2023.
- *Sidewalks and driveways edged
- *Landscapers to look at Devon Avenue Entrance, Ponds, Rip Rock around the Ponds

Brightview Team for Park Place: Jim Williams, Account Manager, Joe Latoria, Project Manager, Phil Latoria, Branch Manager

Brightview will do a pre-season walkthrough at the beginning of each snow season with designated Board Members to:

- *Review existing conditions
- *Set expectations based on Contract expectations
- *Identify special areas, situations, or concerns
- *Itemize site-specific processes
- *Define communication process
- *Share emergency call process
- *Board also discussed plowing/salting options for snow falls under 2 inches

Motion was made to have Brightview lay Mulch in May 2023. Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved to have Mulch installed during the month of May 2023. Motion was approved and passed.

The BOD thanked Vince for attending the meeting. The Board moved into general session at 7:45 pm.

STANDING BUSINESS

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

PPI Banking Update and Emergency Action: Accounts at Barrington Bank and Town Bank have been closed and moved temporarily to insured MaxSafe accounts at Wintrust Community Bank. The Board will be meeting with a representative from Edward Jones to discuss setting up new insured Accounts with these funds.

Upon motion duly made, seconded, and unanimously carried the Board of Directors approved selling/moving two Park Place CD accounts from Barrington Bank & Trust and Town Bank to a MaxSafe Account at Wintrust Community Bank. Motion was approved and passed.

The BOD will invite a Representative from Edward Jones to attend a special open meeting with the BOD at the Park Place of Itasca Library to discuss moving the Association funds from the MaxSafe Account at Wintrust Community Bank into CDs at Edward Jones.

Upon Motion duly made, seconded, and unanimously carried the BOD motioned to hold a special Open Meeting on Thursday, April 6, 2023, at 7:00 pm at the Park Place of Itasca Library to discuss moving the association funds from the MaxSafe Account at Wintrust Community Bank into CD accounts with Edward Jones. Motion was approved and passed.

Secretary's Report: The Meeting Minutes from *Thursday, February 16, 2023*, and *Thursday, March 2, 2023*, were presented, upon motion duly made, seconded, and unanimously carried, the Board of Directors approved the *February 16, 2023*, and *March 2, 2023*, Minutes as written. Motion was approved and passed.

CURRENT PROJECTS/ISSUES

Unit #197: Metal patch repair on roof – ST will check the records to coordinate dates when old roofs on that building were installed to try and determine when metal patch may have been installed.

2023 BOD Election: Upon Motion duly made, seconded, and unanimously carried the Board approved the Candidate's Statement form letter and any supporting documents for the mailing to the Homeowners for the 2023 BOD Elections. Motion was approved and passed.

To remain consistent with the Park Place of Itasca Documents as they relate to term limits the Board of Directors made a motion to stagger the term limits beginning for the 2023 election to: 1) to ensure that we are consistent with the Park Place governing documents* and 2) so that the term limits of most of the Directors do not expire all in the same year. This will not only put us in line with our governing documents, but it also ensures continuity on the Board going forward.

The term limits for the five BOD position that will be elected in 2023 are as follows:

2 - Candidates with the highest number of votes will each serve a 3-year term (expires 2026)

2 - Candidates with the second highest number of votes will each serve a 2-year term (expires 2025)

1 - Candidate with the lowest number of votes will serve a 1-year term to finish out the term limit of the Director that resigned (expires 2024)

**First Amendment to the By-Laws for the Park Place of Itasca Homeowners Association" that was recorded on June 16, 1997, in the Office of the Recorder of Deeds of DuPage County, Illinois*

Upon Motion duly made, seconded, and unanimously carried the Board approved the staggered term limits for the 2023 BOD election. Motion was approved and passed.

Steve advised that Ballots cannot be filled out electronically. Homeowners may fill out the candidate application, the ballot, or the proxy manually, and then return a signed copy of the completed document to Steve via email or regular mail at: stillinhast@fosterpremier.com or at Foster Premier Inc., 750 W. Lake Cook Road, Suite 190, Buffalo Grove, IL 60089.

Open Forum

*New window installations

*Window replacement at #41

*Previous mailing dates for Ballots

Meeting was adjourned at 8:40 pm

Executive Session

Board entered Executive Session at 8:43 pm where they discussed violations, delinquencies, and legal matters.

Executive Session adjourned at 8:53 PM

Meeting Reconvened

Open Meeting Re-convened at 8:54 PM

Upon Motion duly made, seconded, and unanimously carried the Board approved to send delinquencies that go beyond the 60-day grace period to collections. Motion was approved and passed.

Board will arrange for a contractor to prepare a quote on repairs to these units.

Unit #136 Damage caused by Critter Control not repaired.

Unit #111 Damage caused by Critter Control not repaired.

Meeting Adjourned

Motion was made to adjourn the Park Place Board of Director's meeting at 8:56 PM. Motion was approved and past.

Meeting was adjourned.

Marie DelGiorno

Marie DelGiorno, Secretary

April 20, 2023

Date