

**Park Place Board Meeting
Board of Directors Meeting
Meeting Minutes
April 20, 2023
7:00 PM**

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

BOARD MEMBERS ABSENT

Dino Rossi – 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 March 2023 Financial Report as an unaudited statement at the time of the meeting. Motion was passed.

The 2022-year-end Audit Proposal was presented. The 2022 tax returns will be extended to September 2023. Audits are done every third year. HOA Manager does not recommend doing them on an annual basis. Compilation Review Audit will be done in 2024.

Secretary's Report: The Meeting Minutes for Thursday, March 16, 2023, and Thursday, April 6, 2023, were presented. Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved the March 16, 2023, and April 6, 2023 Minutes as written.

CURRENT PROJECTS/ISSUES

Landscape topics to be discussed with Brightview

- Mulch Beds – Phase 2
- Retaining Wall Inspection (#228/#199/#191)
- Landscaping Repairs
- Erosion Control

Metal Handrails: Steve Tillinghast advises that S&B Prime Maintenance Company does metal handrails. BOD will also check with Brightview re this issue.

Snow Removal Contract – Brightview presented 3 Proposals.

- Original Proposal: No snow plowing under 2" (same as previous contracts)
- Zero Tolerance Proposal: Snow and Sleet - no accumulation limit - cost is based on amount of snow fall at each event.
- Standard Contract: Total of 10 salting's – Add our content around the contract pending BOD approval at the time of the event.

Motion was made to approve the Zero Tolerance Snow Removal Proposal. Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved the Zero Tolerance Snow Removal Proposal. Motion was passed.

2023 Spring Landscape Walk: The BOD completed the 2023 Spring Landscape Walk. Motion was made to approve up to \$30,000 for spring landscaping. Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved \$30,000 for Spring landscaping. Motion was passed.

Motion was made to budget \$5,000 to remove decaying trees around the Park Place grounds. Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved \$5,000 for decaying tree removal. Motion was passed.

Unit #378: Proposal was ratified to stabilize leaning tree at this location. No vote was taken.

Fence Repairs: ST returned proposal for repairs to Golden Fence. Contractor will be coming out this week to repair damaged fence along West side of property.

Window Tracker Satisfaction Agreement: Climate Guard had Homeowners approve and sign off on the completed installation in their unit. In the event there should be any problems after satisfaction agreement is signed then it will fall under the Warrantee.

National Softwash: Start date pending.

Apex Window Works: Contractor does not do screen repairs. ST will continue to look for a Contractor that can do this work.

Unit #111: Homeowner will get back to Steve T after she speaks with Contractor about gutter repairs.

Unit #197: No update on metal roof repairs

2023 BOD ELECTIONS

Call Notice will go out to Homeowners for the 2023 BOD Elections. Ballots must be submitted via regular mail or can be returned to Steve Tillinghast via email. BOD also discussed creating a "New Board Member Packet".

Open Forum

Open forum began at 8:36 PM. HOs discussed the following:

- BOD Election
- Replacing Bushes at #140
- Pets and cleaning up poop
- Uploading 2023 Minutes to website.
- Rules/Regulations Violations: Owners planting eatable gardens in common areas are in violation of R/Rs.
- Units #152-154: Erosion Problem

No further discussions ensued. Meeting was adjourned at 8:43 PM.

Executive Session

The BOD entered Executive Session at 8:45 PM where they discussed Collections.

Adjournment

Meeting adjourned at 8:47 PM

Marie DelGiorno, Secretary

Date