

PARK PLACE BOARD MEETING
Board of Directors Meeting
Meeting Minutes
June 15, 2023
7:00 PM

Call to Order

Meeting was called to order at 7:01 PM

Board Member Present

Michael Wagner	President
Marie DelGiorno	Secretary
Marcia Weinstein	Treasurer
Tom Holden	Director
Jay Mandal	Director
Venkatesh Jayaprakash	Director

Absent

Michael Bernstein	Director
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Management Present

Steve Tillinghast

2023 Board Member Positions/Terms:

Michael Wagner	President	2026
Michael Bernstein	Treasurer	2024
Marie DelGiorno	Secretary	2025
Tom Holden	Director	2024
Jay Mandel	Director	2025
Venkatesh Jayaprakash	Director	2026
Marcia Weinstein	Director	2024

Committee persons will be selected at the July BOD meeting.

Financials

Transfer of Funds: HOA transferred two funds that were deposited into one 6-month CD and one 12-month CD with Edward Jones. CD Confirmation is pending on the purchase of the 18- month and 24-Month CDs with Edward Jones. Wintrust accounts will be closed when all fund transfers are confirmed by Edward Jones.

Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved Closing out the two remaining Wintrust Accounts and transferring the Funds to Edward Jones. Motion was approved.

Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the Treasurers Report for the April 2023 Financials

Secretary's Report

Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the BOD Minutes for Thursday, April 20, 2023, and Thursday, May 18, 2023.

Old Business

Garage Sales: The Board revisited this topic and determined that since our governing documents state that Garage Sales are not permitted in Park Place the Board consulted with the Association's Attorneys about relaxing this rule for an annual sale. Based on the Attorney's response regarding the Board's fiduciary duty re this matter and the potential Security Risks in having such an event, the BOD concluded that they would be failing to uphold the Association's governing documents by

relaxing these rules. Upon motion duly made, seconded, and passed the Board decided not to approve any Garage Sales as per the governing documents. Motion was passed.

Tree Removal #1 (complete scope)

Proposal #564746 includes: 1 River Birch removal, 3 Spruce removals, 5 buckthorn removals, and adding of one Lilac. Motion was duly made, seconded, and passed the Board approved proposal to proceed with 9 removals + 1 Lilac addition for approximately \$3,000. Motion was passed.

Tree Removal #2 (revised scope)

Proposal # 564748 includes: new proposal that includes 1 Norway Spruce, 1 Norway Maple, 1 Purple Leaf Plum Anticipated to be approximately 1,800. Motion was duly made, seconded, and passed; the Board approved to proceed with these three removals. Motion was passed.

Tree Pruning Project: Service for tree pruning from Cesar vs Brightview are very different - Board recommended to go back to both Contractors and ask what the difference is between the two quotes.

Mulching: Mulching is scheduled to be done on the back of all units this year. Upon Motion duly made, seconded, and passed the Board approved proposal #8139131 for \$8450.00 for mulching behind all units. Motion was passed.

Replacement Windows: Motion was made and approved for Replacement windows for the following units:

Unit #20	#E836279	\$11034.68
Unit #103	#E836281	\$7329.68
Unit #135	#E834628	\$1644.67
Unit #141	#E818733	\$11671.70
Unit #143	#E837625	\$7329.68
Unit #189	#E838686	\$1533.75
Unit #214	#E836284	\$11572.01

Quotes are pending on several additional units. BOD will review and approve per the 2023 Budget.

PPI Monthly PPI Report: BOD requested two summaries be added to the reference section on the PPI monthly Management Report. No vote is required to approve.

- an all-inclusive list of project work that includes Project Title and 5–8-word summary.
- an all-inclusive list of Homeowners requests showing Unit #, Issue Title, 5–8-word summary, Date opened, Status, Date Closed.

Google Drive: MW advises that new sign into Google Drive will be sent out to all Board Members. Password update for google drive will be sent out to all Board Members

BOD Meetings: BOD will schedule additional meetings on the First Thursday of each month beginning in August 2023 to begin working on the 2024 Budget. These will be open meetings and meeting dates will be posted on the Park Place Website.

Iron Railing Replacement: Rose Railings, Inc. will come out to evaluate the railing at unit #228.

BOD also discussed putting in a natural hedge along some of the steeper walkways to replace the iron railings that are currently installed on some of the end units throughout the complex.

Retaining Walls: BOD will be updating the Reserve Study for Park Place. This study is an in-depth analysis of the community assets and reserve funds. The Board will ask that the Reserve Specialists to provide feedback on the condition of the retaining walls along Units #146, #150 and #141. The Board will also ask the Landscaper to evaluate these structures.

Security Cameras: The BOD reviewed the HOA attorney’s comments regarding the legalities and privacy issues associated with owners installing surveillance cameras on their units. The BOD will request that the HOA attorneys present a final draft of the Rules/Regulations regarding Security Cameras so the Board can ratify the Rules at the next meeting and then proceed to mail them out to the Homeowners.

Manager’s Report

Unit #136 - Balcony has been repaired – ST will send note to HO advising issue is closed.

Unit #197 – Metal Patch/Roof Repair/Barry Roofing Replacement – ST reviewed the Contractor’s paperwork on this unit and it was determined that Owner is responsible for the repairs. ST will advise the owner of these findings.

Unit #381 – Bushes were removed - issue is Closed.

Sealcoating Missed Driveways – Contractor will return to complete two guest parking areas that got missed when the work was originally done. One area is missing the white parking lines, the second area needs to be resurfaced and striped.

Open Session

Due to the full agenda and the time constraints on the meeting venue, the Homeowner portion of the meeting was cancelled. Meeting adjourned at 8:49 PM.

Executive Session

BOD went into Executive session at 8:50 PM where they discussed matters relating to delinquencies, violations, and any legal matters.

Meeting Reconvene

The BOD reconvened back into regular Board Meeting at 8:55 PM

Adjournment

There being no further topics to discuss, the BOD adjourned the June 15, 2023, meeting.

Signature

Date