

**Park Place Board Meeting
Board of Directors Meeting
Meeting Minutes
June 16, 2022
7:00 pm**

CALL TO ORDER

Meeting was called to order at 7:01 pm

BOARD MEMBERS PRESENT

Michael Wagner – President
Marie DelGiorno – Secretary – Joined at 7:10 pm
Marcia Weinstein – Treasurer
Michael Bernstein - Director
Tom Holden – Director
Dino Rossi – Director
Wayne Silverman – 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 May 2022 Financial Report as an unaudited statement at the time of the meeting. The Motion was approved.

Secretary's Report: The Meeting Minutes from the April 21, 2022, and May 19, 2022, were presented, upon duly made, seconded and unanimously carried, the Board of Directors approved the April 21, 2022, and May 19, 2022, Minutes as written. Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the Minutes from the April 21, 2022, and May 19, 2022, meetings.

CURRENT PROJECTS/ISSUES

YELLOWSTONE/ACRES SUMMER PROPOSAL (Part 1)

Several Board Members participated in the Spring Walk with Dennis Schwantz from Yellowstone Landscaping. Part 1 of the proposal from the walk was presented for the Board to review and approve. The second portion of that proposal will be forwarded for the Board to review and approve at the July meeting. The Board requested that Denny breakout all tree items listed in Proposal into a separate bid. Upon Motion duly made, and seconded, to separate the tree portion from the landscaping portion of the Summer Proposal, the motion was unanimously approved. Motion was approved.

A second Motion was made to approve the Landscaping portion of the proposal. Upon Motion duly made and seconded, 6 members approved, and one member opposed. The Motion was passed.

Steve Tillinghast will work with Denny to ensure that approved Landscaping line items appear in the revised break out contracts.

The Landscape Contractor presented 14 proposals for extra preventative landscaping treatments. The Board decided to approve the following preventative treatments and services:

- Core/Aeration and Overseeding
- Grub Control
- Anti-Desiccant
- Diplodia Tip Blight
- Mulch
- Spring Walk Proposal - includes plant removal and installation as well as tree removal in multiple different locations.

Upon Motion duly made and seconded, the five (5) extra preventative treatments along with plant removal and installation, was voted on - 6 members approved, and one member opposed. The Motion was approved.

A Proposal was presented for installing Mulch to all beds and tree rings in the fronts and sides of all the buildings. This project will be phased in to create a staggered approach and to offset the cost. Mulching in the fronts and sides of the buildings will begin in 2022 and mulching in the backs of the units will continue in 2023. Going forward this will be the schedule for replacing the mulch – fronts/sides on even years and backs of the units on odd years.

Color of the Mulch will be Brown Premium (twice ground) mulch. *Homeowners should use this color if they want to apply or supplement the mulch on their property so there will be a consistent look to the landscaping beds.* Upon Motion duly made and seconded, motion was unanimously passed to approve the Mulching for 2022. Motion was approved.

Landscaper advises they will do “trenching” and edging around the trees and flower beds to help prevent erosion.

The Landscaper will also provide a quote for picking up debris around both Ponds and spraying for weeds between the rocks when Landscapers are on property. Landscapers estimates cost to total \$500-\$600. Steve Tillinghast advises that this expense will be written up as a work order and does not require a vote.

DRIVEWAY SEALCOATING

Contractor advises that Village Permits for sealcoating the driveways in Park Place have increased from \$150 to \$400/driveway for each permit. The cost appears to be higher in comparison to the neighboring communities. The Board will work with the Association’s Attorney to see if there is any compromise that can be made between Park Place and the Village.

Dino Rossi has a meeting with Mike Subers on Friday, June 17, 2022, regarding the main drain at Devon Avenue. Michael Wagner and Tom Holden will also attend to get further information regarding the Permits for the Driveways.

OTHER ISSUES

Unit #226: Homeowner advises that Contractor cannot match the replacement siding color with the current color that is on there. Approval to replace the damaged siding is pending.

Unit #214: Homeowner is requesting reimbursement for repairs made to a leaky window. The Carpentry work on the windows is the Homeowners responsibility and the paint and labor are the Association's responsibility. Upon Motion duly made, seconded and unanimously carried the Board will reimburse the Homeowner \$268.68 for labor and material to paint his windows. Motion was approved.

Unit #394: Upon Motion duly made, seconded and unanimously carried the Board approved to replace and install 6 windows at Unit #394. Motion was to replace six windows was approved.

Hollinger Insurance Services: Upon Motion duly made, seconded and unanimously carried the Board approved to renew the Association's Insurance Policy. Motion was approved.

LEASING AMENDMENT

Committee advised that the Leasing Amendment to the Declaration did not pass.

SITE LIGHTING L.E.D. UPGRADE

Replacing all the street with new poles and light fixtures in Park Place is under consideration. Steve Tillinghast will contact the Contractor to see if we can do a portion of the project in 2022 and the remaining portion in 2023.

Open Forum

Open Q&A began with the Homeowners at 8:38 PM. Homeowners discussed Algae around the Ponds and Replacing Deck flooring with composite wood placed in a pattern.

Executive Session

The Board entered Executive Session at 8:48 pm. At that time the Board discuss current violations, delinquencies, and legal matters.

Adjournment

The Board Meeting reconvened back into the regular meeting at 8:48 pm. There being no further business for the Board to discuss, upon motion duly made, seconded, and unanimously carried, the Board of Directors adjourned the June 16, 2022, meeting at 8:55 pm.

Marie DelGiorno

July 21, 2022

Approval Date