

**Park Place Board Meeting
Board of Directors Meeting
Meeting Minutes
July 21, 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
Dino Rossi – Director

BOARD MEMBERS ABSENT:

Tom Holden – 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 June 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 June 16, 2022, were presented. Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the Minutes from the June 16, 2022, meeting.

NEW BUSINESS:

Capital Repairs: The Board had inquired into whether a HOA can take out loans for Capital Repairs. Steve Tillinghast advised that it is common practice for HOA's to take out loans for capital projects.

Vacancy on the Board: The Board announced that there is a vacancy on the HOA Board of Directors. Board Member, Wayne Silverman, has moved from Park Place and is no longer eligible to serve on the Board.

CURRENT PROJECTS/ISSUES:

National Soft Wash: The Board approved for National Soft Wash to power wash a sample building in Park Place. The building houses units #181-189. Cost to power wash one building /entry sidewalk/front stoop/and patio is \$1320. Upon Motion duly made, seconded, and unanimously carried the Board approved a maximum of \$1500 for the test wash in the event there are any unforeseen issues. The Motion was approved.

Landscaping Tree Proposal. Upon Motion duly made, seconded, and unanimously carried the Board approved \$6200 for the revised landscaping tree proposal. The Motion was approved

Parking Stickers: Upon Motion duly made, seconded, and unanimously carried the Board approved \$188.06 for 150 Parking Stickers – 50 green, 50 yellow, 50 orange. The Motion was approved. Invoice will be sent to the Management Company for payment.

Sebert Landscaping Company: Upon Motion duly made, seconded, and unanimously carried the Board approved the August Watering Contract for Devon Avenue. The Motion was approved. Landscape Committee will ask if Yellowstone/Acres can do weed control in this area.

Yellowstone/Acres: Landscapers are doing clean-up and trenching the flower beds and tree landscaping rings.

Twin Bros Bid: Two of the Board Members had an in-person meeting with Michael Latoria, the Building Supervisor for the Village of Itasca to discuss the \$400 permit fees for paving the driveways at Park Place. They discussed that previous permit fees were much lower and inquired about reduced rates for multi-unit communities in Itasca vs. single family homes. Mr. Latoria indicated that the Village might be able to work something out that would be mutually agreeable.

Jon Summers from Twin Bros is also in touch with the Village's Building Supervisor and will answer any questions they may have regarding this issue. Mr. Mike Latoria will advise the HOA Board if the discounted permit fees are approved after he consults with the Village Trustees.

In the event the Village does not approve a reduced permit fee - the Board has negotiated a contingency plan with Twin Bros.

Units #17, 27, 50: Requests have been submitted for Window repairs on each of these units. ST will contact Apex Window Werks for bids on the window repairs.

Unit #41: Lawn at this unit has been damaged by the mowing equipment used by the Landscapers. BOD will request that Landscapers put down seed and dirt on the slope at the front entrance of this unit.

Unit #226: Homeowner is seeking a new Contractor and working with his Insurance Company to replace damaged siding.

Hollinger Services: BOD renewed the Annual Association Insurance Policy. BOD will set up a meeting with the representative from the insurance company to review the contract to determine if any changes should be made going forward.

Mailing: Post Cards will be mailed to the HOs advising them of some of the following items: Park Place's new web address, the open BOD position along with a brief description of any other important association matters that HOs should be aware of.

Retaining Walls on Large Pond: Project is under consideration to install retaining walls along the channel that points North on the Large Pond. John Hershey Engineering has looked at the following: where the retaining walls will go, rip rock replacement along the walls on the sides of the Large Pond. The Engineer will also evaluate the structures at the small pond. The Engineering company will provide drawings and a proposal for this project.

Steve Tillinghast will recommend another landscaping company – for a second opinion on this project.

Yellowstone/Acres has also submitted a proposal for this project. Board will also consult with Yellowstone about installing rock beds and a mesh barrier at the main culverts in each pond to help with filtering the debris at the entrance of the main culverts.

Yellowstone/Acres: A work order for \$600 has been submitted for the landscaper to do additional clean-up of any debris around both ponds on a weekly basis.

Patio Replacement: Twin Bros has submitted a bid for Concrete Patio Removal and Replacement. The BOD will have to discuss how to proceed with this bid.

Additional BOD Meetings: The Board will be adding an additional open Board Meeting for the next three months. The additional meetings will begin in September and end in November 2022. They will be held on the first Thursday of the month and the dates are: September 1, October 6, November 3, 2022. The regularly scheduled meetings will continue on the 3rd Thursday of each month, and they are: September 15, October 20, November 17, and December 15, 2022. All meetings are open to the Homeowners and will be held at the Itasca Public Library in Itasca IL.

OPEN FOUUM:

Homeowners discussed the following:

*Website

- *Deck Repairs
- *Unit #154: Tree Removal, Broken Garage Window
- *Units #152-156: Drain Pop Outs
- *Unit #239: Side Yard Repairs
- *Unit #254: New Owner
- *Unit #258: Parking Issues
- *Mulching Fronts and Sides of Units
- *Children Playing/Exceeding speed limit on Bay Drive
- *Power Washing all the Buildings

Homeowners were advised that an Architectural Request form must be submitted to the Board for approval on some of these issues.

Homeowners portion of the meeting adjourned at 8:34 pm

EXECUTIVE SESSION:

Board went into Executive Session at 8:36 pm. At that time the Board discussed the following:

- *Violation Letters
- *Hearing Request
- *Mailing of Violations
- *Unit #136: Critter Removal

ADJOURNMENT:

The Board 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 July 21, 2022, meeting at 8:55 pm.

Marie DelGiorno

Signature

August 17, 2022

Date