

Park Place Board Meeting Board of Directors Meeting Meeting Minutes

AUGUST 17, 2022

CALL TO ORDER

Meeting was called to order at 7:00 pm

BOARD MEMBERS PRESENT

Michael Wagner – President
Marie DelGiorno - Secretary
Marcia Weinstein – Treasurer
Michael Bernstein – Director*
Tom Holden – Director
Dino Rossi – Director
Open Position – Director

*Michael Bernstein – Director – joined at 7:30 pm via Zoom

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 July 2022 Financial Report as an unaudited statement at the time of the meeting. Motion was passed.

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

CURRENT PROJECTS/ISSUES

Lifeline Plumbing Proposal: Proposal was presented for hydro jetting the storm lines at Devon Avenue. No vote was taken as Association still has bids out on the project.

Apex Window Werks: ST advises that he is waiting for the Contractor to provide copies of his Certificate of Insurance and the Workers' Compensation Certificate.

J. Hershey Architecture Project Scope: Prepare permit/construction drawings for retaining walls along two sides of the norther part of the large centrally located retention pond.

Geo Systematic Engineering: ST is waiting for a second bid on retaining walls – Deadline for Bid is September 1, 2022.

McGinty Bros, Inc: Marie DelGiorno will set up meeting to discuss 2023 Proposal for the Wetlands.

Window Repairs: Units # 17, 27 and 50 on wait list for repairs. Repairs will be scheduled once Contractor provides Insurance and Compensation documents.

Engineering Support Services: (ESS) provided their repair recommendations on 10 raised ranch decks they inspected. Letters will go out to the HO's of these units after ESS clarifies what safety issues should be addressed. Mike B and Marie D will work letter that needs to go out to the homeowners.

#185: Upon motion duly made, seconded, and unanimously carried, the Board pre-approved that the driveway be replaced at unit #185.

#361/#363: Marcia will check to see if these units are scheduled for replacement or repair. Six driveways that are missing from the list. Upon motion duly made, seconded, and unanimously carried, the Board pre-approved the six additional driveways to be replaced. Marcia will re-check the Contractors list to confirm it's accuracy.

National Softwash: Contractor power washed units 181-189 so Board could have a sample of their work. Board agreed that they did a good job. Contract for 2023 to power wash the remaining buildings in Park Place will be submitted for approval at the next meeting.

2023 Landscaping Proposals: The Board presented the Master copy of the Monthly Landscaping Maintenance Contract for 2023-2024 and Contract for Snow & Salting Services for the 2022-2024 Winter Season. RFPs will go out requesting Bids on these contracts.

LED Street Light Lamps: Board advised ST that this project was already approved.

Website: MW reports that the issues with the website have been addressed and he will upload the HOA meeting dates, the Newsletter and the Minutes to the website.

OPEN FORUM

The Homeowners were invited to present their issues at this portion of the meeting. They discussed the following:

- *Lights on Devon Avenue
- *Landscaping
- *Mulch installation
- *Window Repairs
- *Garbage Pick Up while driveways are being paved
- *Repairing Window Screens
- *Sewer Repair

Meeting was adjourned and went into Executive Session at 8:43 pm

EXECUTIVE SESSION

Topics that were discussed:

- *Critter Control
- *Violations

ADJOURNMENT

The Board reconvened into regular session at 8:50 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 August 17, 2022, meeting at 8:55 pm.

Marie DelGiorno

Signature

September 1, 2022

Approval Date