

PARK PLACE OF ITASCA
MEETING MINUTES
THURSDAY, AUGUST 17, 2023
BOARD OF DIRECTORS MEETING
7:00 PM

Call to Order

Board Meeting was called to order at 7:01 pm

Board Members Present

Michael Wagner – President
Marie DelGiorno – Secretary
Michael Bernstein – Treasurer
Venkatesh Jayaprakash – Director
Jay Mandal – Director

Board Members Present on Zoom

Tom Holden – Director

Board Members Absent

Marcia Weinstein – Director

Treasurer's Report

Edward Jones Bank Statements were not available.
No financial report was made at this time.

Secretary's Report

Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the Thursday, July 20, 2023, Board of Directors Meeting Minutes. Motion was approved.

Current Projects:

KSN Tax Appeal Proposal – 2023 Quadrennial Reassessment

Steve Tillinghast presented the KSN Tax Appeal Proposal. The BOD will contact the Attorney and ask for clarification on some matters regarding this proposal. A copy of the Agreement will then be mailed to each Homeowner for their review. Mailing will include a “Resolution to Pursue” and a “Tax Appeal opt Out Form”.

Village of Itasca

Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved The Grant of Public Easement with the Rider that was drafted by the Attorneys for Park Place of Itasca. Motion was approved.

Security Cameras:

The BOD reviewed the proposed new Rules and Regulations for installing Security Cameras.

Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved with exception to amend the maximum number of security cameras a Homeowner can install. End units can install a maximum of 4 cameras, one over the garage, one at the front door, one on the side of the building and one in the back of their unit, an inside unit can install a maximum of 3 cameras, one over the garage, one at the front door, and one in the back of the unit. Motion with Exception was approved.

The proposed R/R will be mailed out to all the Homeowners.

Tree Proposals

Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved the Cesar Tree Service Contract for Fall pruning of the inner tree perimeter in Park Place. Motion was approved.

Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved the Brightview Contract for Fall Tree Care Services at various addresses throughout the community. Motion was approved.

Additional tree pruning's will be phased in later.

Devon Avenue Entrance

BOD is reviewing contracts for enhancing the Devon Avenue Entrance. No vote taken at this time.

Late Summer Landscape Walk

Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved the Brightview proposal for the following Fall services: Aeration, Bulk Soil and Seed, and various other Landscaping tasks. Motion was approved.

Sump Pump Line Proposal

This topic was tabled and will be discussed at a future meeting.

Rick Stanley (Foster Premier) Availability

Steve Tillinghast advises that Rick is available for special projects.

JB Metal Works, Des Plaines, IL

Contractor specializes in ornamental metal work. Steve Tillinghast will contact this provider regarding an oversized metal railing that needs to be replaced on property.

2023 Updated Reserve Study

The Board will be reviewing the Physical and Financial analysis that is provide in the updated Reserve Study as they prepare the 2024 Budget.

2024 Wetland Contract

Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved the 2024 McGinty Bros Proposals for the Natural Wetland in Park Place. Motion was approved.

Open Session

Homeowners portion of the meeting. This portion of the meeting ended at 8:40 pm.

Executive Session

The Board discussed Violations, Delinquencies, Legal Matters. This portion of the ended at 8:45pm

Meeting Reconvened/Meeting Adjourned

Regular meeting reconvened and adjourned at 8:53 pm

Signature

Date