

**Park Place Board Meeting
Board of Directors Meeting
Meeting Minutes
Thursday, September 7, 2023
7:00 PM**

CALL TO ORDER

Meeting was called to order at 7:01 PM

BOARD MEMBERS PRESENT

Michael Wagner – President
Marie DelGiorno - Secretary
Michael Bernstein – Treasurer
Marcia Weinstein – Director
Tom Holden – Director - Present via Zoom
Jay Mandal – Director

BOARD MEMBERS ABSENT

Venkatesh Jayaprakash – Director

TREASURER'S REPORT

No Financial Report at this meeting
Treasurer will confirm status of funds transferred to Edward Jones

SECRETARY'S REPORT

Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved the Minutes for Thursday, August 17, 2023, as written. Motion was approved.

CURRENT PROJECTS/ISSUES

Devon Avenue Project – Phase 1: Upon motion duly made, seconded, and carried, the Board of Directors approved Phase 1 of the landscaping project at the Devon Avenue entrance. Voting tally: 5 Yes votes, 1 No vote. Motion was approved.

A&A Paving – Sidewalk Replacement: Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved the Sidewalk Replacement Contract. Motion was approved.

Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the A&A Paving contract, Option #4 for replacing the sidewalk and the installation of an iron railing. Motion was approved.

The BOD will seek a quote for jacking up concrete pavements.

Acme Concrete Raising – no vote taken BOD will revisit this project in the Spring of 2024

Cesar’s Tree Service – Further discussions deferred to BOD meeting on Tuesday, September 19, 2023.

ClimateGuard Windows & Doors - Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved replacement windows for Units #191, 193, 197, 199, 131, 133, 137, 139, 111, 115. Motion was approved.

KSN Tax Appeal – Board deferred the report on this topic to the next meeting on Tuesday, September 19, 2023, when BOD Member, Venky Jayaprakash will be present to share his findings regarding this matter.

2024 Park Place Budget – A Budget worksheet was created for the BOD to use for preparing the 2024 Budget. The BOD also briefly discussed several potential 2024 Budget line items that were present in the 2023 Reserve Study.

OPEN SESSION

No Homeowners were present for this portion of the meeting. The Regular Meeting adjourned at 8:45 pm.

EXECUTIVE SESSION

The Board discussed violations, Delinquencies, and Legal Matters. This portion of the meeting ended at 8:50 pm.

MEETING RECONVENED/MEETING ADJOURNED

Regular meeting reconvened and adjourned at 8:55 pm.