

Park Place Board of Directors Meeting

Meeting Minutes

SEPTEMBER 15, 2022

ZOOM MEETING

CALL TO ORDER

Meeting was called to order at 7:00 pm

BOARD MEMBERS PRESENT

Michael Wagner – President (MW)
Marie DelGiorno – Secretary (MDG)
Marcia Weinstein – Treasurer (MW)
Michael Bernstein – Director (MB)
Tom Holden – Director (TH)
Dino Rossi – Director (DR)

HOA MANAGEMENT

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

Note: Steve Tillinghast will contact the Auditor to confirm if the BOD can transfer funds to the Reserve Account from the Cash Operating Account.

Secretary's Report: The Meeting Minutes from Thursday, September 1, 2022, were presented, upon motion duly made, seconded, and unanimously carried, the Board of Directors approved the September 1, 2022, Minutes as written. Motion was passed.

CURRENT PROJECTS AND ISSUES

Architectural Committee

APEX Window Werks USA: Apex provided Job Agreements for Units #150, 154 and 283. The Board will request Job Agreements for Units #17, 27, 258, 362 be submitted before voting on the project. BOD members requested a second bid for this project be obtained and presented at the next meeting.

Power Washing Buildings: MB requested that the Board get a second bid on power washing the buildings in Park Place.

#133 Bay Drive: An Architectural Improvement Application was submitted for deck repairs. Board will review and vote on the proposal at the next Board meeting. ST will advise HO of the status of this request.

#136 Bay Drive: MW will work with ABC Critter Removal on the proposal to repair outside damage at this unit.

#199 Bay Drive: HO submitted Architectural Improvement Application for a concrete patio extension. Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the 13' x 13' Concrete Patio Extension. Motion was passed.

J. Hershey Building Consultants: Contractor submitted a proposal to Park Place to prepare construction drawings for retaining walls along two sides of the northern part of the large centrally located retention pond. The Board will review the proposal. Vote has been delayed to next meeting.

Geosyntec Consultants: The second Proposal for the retaining wall was received in late afternoon on the day of the HOA Board Meeting. The Board will review and discuss at next meeting.

Street Light Replacement on Bay Drive: DJ Sweeney will begin replacing the lamps on the all the Street Lights on Bay Drive.

Climate Guard: Contractor will be coming out on Saturday to evaluate windows at the following units #17, 27, 150, 154, 258, 283, 362. HO's have been advised and they will all be available to meet with the Contractor so he can evaluate their window issues.

Update to Seal Coating Driveways: The Board will re-negotiate Contract as the scope and timeframe of the work has been modified.

CHLOE Lighting Inc: Board reviewed photos of new coach lights. CHLOE is a lighting wholesaler that provides outdoor lighting. The photos are of black aluminum outdoor wall sconces. MW will verify pricing and will advise at the next Board Meeting.

DJ Sweeney Electrical: Tom Sweeney will also provide a proposal for replacing the outdoor sconces.

Landscaping Committee

Yellowstone/Acres Landscaping: Landscaper will begin Q4 Landscaping projects i.e., Weed Control, Herbicide, Fall Seeding and Fertilizing.

#52-54 Bay Drive: ST advised that Landscape Contractor filled a critter hole with gravel, dirt, and sand near these units.

#346 Bay Drive: HOA has arranged for a licensed arborist to evaluate removal of a large tree in the common area behind this unit.

Ponds/Wetlands Committee/Devon Avenue Rodding

Ponds: Report on Rip-Rap project at both Ponds and Maintenance Contract will be given at the October Meeting.

National Power Rodding: Two Board Members met with a representative from National Power Rodding regarding the clogging of the catch basins at Devon Avenue. Contractor will clean two catch basins, power jet the sewer line and dispose of debris. Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the National Power Rodding Contract. Motion was passed.

OPEN SESSION:

Unit #43: Deck modifications

Unit #41-43: Soil erosion

Unit #148: Read "Thank you to Board".

Unit #154: Discussed camera inspection of sump pumps.

EXECUTIVE SESSION:

Session began at 8:38 pm

Board discussed: Violations, Delinquencies and Legal Matters

MEETING RECONVENED

Meeting reconvened at 8:45 pm

MEETING ADJOURNED

Meeting adjourned at 9:15 pm

Marie DelGiorno

October 6, 2022