

**Park Place Board Meeting
Board of Directors Meeting
Meeting Minutes
Tuesday, September 19, 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
Marcia Weinstein – Treasurer
Michael Bernstein - Director
Tom Holden – Director – via Zoom
Venkatesh Jayaprakash – Director – via Zoom
Jay Mandal – 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 August 2023, Financial Report as an unaudited statement at the time of the meeting. Motion was approved.

Certificates of Deposit: The Board discussed the option of rolling over certificates of deposit as they reach their maturity date. The Association currently holds three CDs with Edward Jones, that have durations of 6-18-24 months. The Board will confer with the Financial Advisor about competitive interest rates when the 6-month CD matures.

Financial Report: A Motion was made to pass the August 2023 Financial Report. Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved the August 2023 Financial Statements. Motion was approved.

Secretary's Report: The Meeting Minutes from Thursday, September 7, 2023, were presented, upon motion duly made, seconded, and unanimously carried, the Board of Directors approved the September 7, 2023, Minutes as written. Motion was approved.

CURRENT PROJECTS/ISSUES

North Canal Wall: Steve Tillinghast will contact the Reserve Advisors and ask them to revisit the reserve amounts on the north canal wall and present an updated projection for this project.

Drainage Extensions (Temporary Solution): A Motion was made to install drainage extensions behind Units #152 and #154. Upon Motion duly made and seconded, the Board approved the above ground drainage extensions for Units #152 and #154. Motion was approved.

Pond Maintenance Contract: The Vote for the 2024 Pond Maintenance Contract was deferred to the October 5, 2023, Meeting.

National Power Wash (2nd phase): Contract for a two phased project was approved in 2022. First phase was completed in 2023 and second phase will be completed in the Spring of 2024. ST will contact the Contractor to schedule the date in the Spring of 2024.

Coach Lights: BOD reviewed four photos of Coach Lights for the outside of the buildings. BOD will have to determine the number of lights that will be needed and then have the Contractor provide quotes on selected styles. No vote taken at this time.

Sidewalk Replacement (#228): Timeline for replacement of sidewalk is two weeks and lead time on sidewalk handrail leading up to front entry is approximately eight weeks. Contractors advise that rails should be installed at same time as cement is poured. ST will contact both contractors to make sure they coordinate the timeline for this job and will check on any warranties for this job. ST will also notify Homeowners via letter when a date for this work is scheduled to begin.

Mud Jacking: Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved the Mud Jacking/Concrete Repair Project. Motion was approved.

Boulders at Common Driveways: Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved installing a total of 21 Boulders and 7 tons of rock to be placed at both sides of each entrance onto the 10 common drives that are on property. Motion was approved. Contractor will bring out samples for the BOD to approve before installing the Boulders/Rocks.

Cesar's Tree Service: Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved tree trimming around the inside perimeter of the property. Motion was approved. Steve Tillinghast will contact Cesar's to schedule a start date for this project.

OPEN FORUM

Proposed Security Camera Rules & Regulations: Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved the Security Rules & Regulation for Park Place of Itasca. Motion was approved.

Homeowners portion of the meeting adjourned at 8:36 PM.

EXECUTIVE SESSION

The Board went into Executive Session at 8:40 PM where they discussed violations, delinquencies, and legal matters.

MEETING RECONVENED/MEETING ADJOURNED

Regular meeting reconvened and adjourned at 8:48 pm.

Marie DelGiorno

October 5, 2023
