

**Park Place of Itasca
Board of Directors Meeting
Meeting Minutes
Thursday, October 5, 2023**

Call to Order

Meeting was called to order at 7:00 PM

Board Members Present

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

Secretary's Report

The BOD approved the Minutes for Tuesday, September 19, 2023

Treasurer's Report

The BOD discussed renewal options regarding the six-month CD that will be up for renewal in December of 2023.

2024 Budget

The 2024 Budget was presented to the BOD. Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the 2024 Budget for Park Place of Itasca. Motion was approved.

Old Business

Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the 2024 Pond Maintenance Contract with Aquatic Ecosystems. Motion was approved.

Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the 2024 Contract with National Power Rodding. Motion was approved.

Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the 2024 Pond Maintenance Contract, with National Softwash, Inc. Motion was approved.

Upon Motion duly made, seconded, and unanimously carried the BOD approved the National Softwash contract for power washing the Mailbox stations, the paver retaining walls, near the Bay Drive Entrance planting area, two retaining walls along the East side of the large Pond, and the west side of the small Pond, and surface clean the monument signs at the entrance of Devon Avenue. Motion was approved.

Upon Motion duly made, seconded, and unanimously carried the BOD approved the Security Camera Rule/Regulation for Park Place. Motion was approved. A letter and copy of the new Rules/Regulations will be mailed to all Homeowners.

The Association's attorneys advised the Board that the Association can file an appeal for the 2023 Quadrennial Reassessment on behalf of all the units in Park Place. The Board is consulting with the Attorneys on this matter and will advise the Homeowners of their findings.

New Business

Coach and Porch Lights: BOD will get a count on the total number of lights that will be replaced throughout the complex and then obtain a quote.

Unit #189: BOD will ask landscaper to clear debris from sewer cover behind this unit.

Unit #387: Garage Door Painting – Steve Tillinghast will address this matter with the Contractor who did the damage.

North Canal Wall: (Discuss FP Recommendations) The BOD discussed various scenarios for the canal walls on the large pond i.e., 4.5 foot retaining wall, flagstone rocks, partial rip rock walls, and outcropping. BOD will get quotes from Brightview and other contractors.

Open Forum

No Homeowner issues were discussed.

Meeting Adjourned

The Open Portion of the Meeting adjourned at 8:13 PM

Executive Session

The Board went into Executive Session at 8:17 PM where they discussed Violations, delinquencies, and legal matters.

Meeting Reconvened/Meeting Adjourned

Regular Meeting Reconvened at 8:46 PM and adjourned at 8:48 pm