

**PARK PLACE OF ITASCA BOARD MEETING  
ITASCA PUBLIC LIBRARY  
THURSDAY, OCTOBER 6, 2022  
7:00 PM  
MINUTES**

**CALL TO ORDER**

Meeting was called to order at 7:00 PM

**BOARD MEMBERS PRESENT**

Michael Wagner – President

Marie DelGiorno – Secretary

Marcia Weinstein – Treasurer

Michael Bernstein – Director

Tom Holden – Director

Dino Rossi – Director

**MANAGEMENT PRESENTATION**

Steve Tillinghast – Absent

Property Manager, Foster Premier

**BUDGET REPORT**

Budget Report to be given at regular meeting on October 20, 2022

Reserve Study Update for 2023 was given by Michael Bernstein. Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the 2023 Update to the Park Place of Itasca Reserve Study. Motion was approved.

**SECRETARY REPORT**

*Treasurer's Report:* Treasurer's Report will be approved at the regular meeting on Thursday, October 20, 2022.

*Secretary's Report:* The Meeting Minutes from September 15, 2022, were presented, upon motion duly made, seconded, and unanimously carried, the Board of Directors approved the September 15, 2022, Minutes as written.

**LANDSCAPE COMMITTEE**

*Unit #346:* Arborist did not recommend pruning trees at this location currently.

*Trees along Canal on Large Pond:* Project on Canal pending Village input re permits and other matters related to this project - Board will revisit this topic after BOD gets Village input.

*2023 Contracts Pending:*

2022 Landscaping Contract – Board/Contractor are reconciling the Contract

2023 Snow Removal Contract

**PONDS/WETLANDS**

2023 Rip Rock around Ponds – Waiting on additional proposals

*2023 ILM Pond Contract.* Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved the 2024 ILM Pond Contract. Motion was approved.

*Unit #26:* Underplanting a tree behind this unit. Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the underplanting of a tree behind Unit #26. Motion was approved.

**ARCHITECTURAL COMMITTEE**

*ClimateGuard:* Board discussed quotes from ClimateGuard . Contractor advised that there is an eleven-week lead time for ordering/installing new windows. ClimateGuard will also be asked to quote on caulking the windows.

*Apex Window Werks:* A second quote from Apex was received – Board will request that ClimateGuard re-quote their contract for a more accurate comparison between the two contractors.

Board agreed to a conditional approval of ClimateGuard pending a requote on the windows and a quote on caulking. Upon Motion duly made, seconded, and unanimously carried the Board of Directors conditionally approved getting clarification from ClimateGuard on the quote and caulking. Motion was approved.

*Unit #133:* Architectural Improvement Approval pending submission of Village Permit by Homeowner to the Board for the removal/repair of the Deck at this location.

**OPEN FORUM**

Meeting went into open session at 7:50 pm. Homeowners discussed, the retaining wall, windows, landscaping asphaltting of driveways, landscaping quotes, management company. Homeowner portion of the meeting adjourned at 8:21 pm

**EXECUTIVE SESSION**

The Board entered Executive Session at 8:24 pm. At that time the Board discussed current violations, delinquencies, and legal matters.

**ADJOURNMENT**

Meeting reconvened at 8:35 pm from Executive Session and adjourned at 8:40 pm.

*Marie DelGiorno*

*November 17, 2022*

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Signature

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Approval Date