

**PARK PLACE OF ITASCA BOARD MEETING
ITASCA PUBLIC LIBRARY
THURSDAY, NOVEMBER 3, 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 – via Zoom
Dino Rossi – Director

MANAGEMENT PRESENTATION

Steve Tillinghast – Absent
Property Manager, Foster Premier

BUDGET REPORT

Budget Report to be given at regular meeting on Thursday, November 17, 2022

The Board reviewed the Park Place of Itasca Year End Audit for 2021. The Board discussed matters regarding this Audit ie., insurance on the account balances, interest payments, and other banking matters relating to these accounts. Michael Bernstein will contact ST to inform him of the discussion we had regarding this topic.

SECRETARY REPORT

Treasurer's Report: Treasurer's Report will be approved at the regular meeting on Thursday, November 17, 2022

Secretary's Report: The Meeting Minutes from October 3, 2022, October 20, 2022, and November 3, 2022, will be approved at the regular meeting on Thursday, November 17, 2022

LANDSCAPE COMMITTEE

Two BOD members met with two new Landscaping Contractors, Ryco and BrightView to discuss contracts for 2023. BrightView presented a reference list of other communities they service. Michael Bernstein (MB) contacted the Managers at some of these communities and got positive feedback from each of them on the services that were provided. MB will request RFPs from Ryco, BrightView and Yellowstone for the 2023 season.

PONDS/WETLANDS

Two Board Members met with Michael Latoria (ML) from the Village to discuss the retaining wall on the canal of the large pond. The purpose of the meeting was to get input from the Village on what they would require for this project going forward. The Board will review and advise at the next meeting if we should send the "scope of work" provided by both Engineering firms to the Village.

ARCHITECTURAL COMMITTEE

Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved ClimateGuard as the preferred Window vendor for Park Place of Itasca. Motion was approved.

The Board discussed replacing vs repairing windows at Units #17, 27, 15, 154, 258, 283, 394, 342. Discussions included the long-term budgeting for replacement costs vs costs for repairing windows and other concerns pertaining to the financial sustainability of such a major project that would stretch out over a few years. Upon Motion duly made, seconded, and carried, the Motion to replace all the windows in each unit was approved by a 4-2 vote. Motion was approved.

Board will request window replacement quotes for two additional units #41 and #272 from ClimateGuard.

Contractor will caulk leaky windows as a temporary fix while HO's wait for new windows to arrive and be installed.

PARKING STICKERS

The printed Parking Stickers for Park Place have been received and are in Steve Tillinghast's (ST) office. Parking request forms are posted on the Park Place website for HO's to complete if they want to park in the Visitor Parking Spaces. Board will determine and post procedures for monitoring any guest parking violations.

SEAL COATING

Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved AA Paving for seal coating the driveways in Park Place of Itasca. Motion was approved. Board Member will inform ST that this Contractor has been approved to do the seal coating on the driveways.

AA Contractors also did an analysis on the Agreement between the Village and Park Place for the streets, sidewalks and curbs and submitted their findings.

STREETLIGHTS

The street light pole at the East entrance at Bay Drive and Pierce Avenue is crooked. Marcia W will advise ST to check with D J Sweeney to see if they can fix the leaning post.

OPEN FORUM

Meeting went into open session at 8:05 pm. Homeowners discussed soil erosion, mailing of the 2023 Budget, end date for 2022 landscaping season, woodpecker damage. Homeowner portion of the meeting adjourned at 8:35 pm.

EXECUTIVE SESSION

The Board entered Executive Session at 8:45 pm. At that time the Board discussed current violations, delinquencies, and legal matters.

ADJOURNMENT

Meeting reconvened at 8:50pm from Executive Session and adjourned at 8:55 pm.

Marie DelGiorno

Signature

November 17, 2022

Approval Date