

**Park Place Board Meeting
Board of Directors Meeting
Meeting Minutes
November 17, 2022
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
Dino Rossi – Director

MANAGEMENT PRESENTATION

Steve Tillinghast – Property Manager
Foster Premier Inc.

STANDING BUSINESS

Treasurer's Report: Financial Report for October 2022 will be approved at the December HOA Meeting

Secretary's Report: The Meeting Minutes from Thursday, October 6, 2022, October 20, 2022, and November 3, 2022, were presented, upon motion duly made, seconded, and unanimously carried, the Board of Directors approved the October 6, 2022, October 20, 2022, and November 3, 2022, Minutes as written.

Cover Letter and Application for Open HOA Board positions was presented. Upon motion duly made, seconded, and unanimously carried, The Board of Directors approved the Cover Letter and Application for Open HOA Board positions. Motion was approved.

Letter to Itasca Village Building Supervisor regarding the Park Place retaining walls was presented. Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the Letter to the Itasca Village Building Supervisor. Motion was approved.

2023 BUDGET PROPOSALS – STATUS REPORT

A&A Paving: The 2023 Contract with A&A Paving for seal coating was approved and signed. Steve T has notified the contractor.

Twin Bros Paving and Concrete: Steve T will advise Contractor that we are not accepting their 2023 proposal for seal coating.

ILM – Contract for 2023 Pond Maintenance has been approved, signed and Steve T has notified the contractor. Contract for Rip Rock proposal needs to be reworked to match Reserve Study line item for this project. Climate Guard Windows: Contractor presented 2023 Proposal for Window Replacements at ten units. Board will follow up with Contractor on status of signed contracts.

Inside Out Painting, Construction & Roofing: Contractor will submit a caulking proposal for leaky windows. The Board pre-approved a \$1000 limit so Contractor can caulk leaks on the windows that are waiting on their replacement windows.

Apex Window Works has been advised that BOD rejected their window replacement bid.

Landscaping Contractors: Board has invited new Landscaping Contractors to make presentations at the Lifeline Plumbing: Steve T will notify the Contractor that their Proposal for 2023 for power rodding the sewer line at Devon Avenue has not been approved. Contract was awarded to National Power Rodding.

McGinty Bros Inc: Contract for 2023 Wetlands Maintenance has been approved, signed and Steve T has notified the contractor.

National SoftWash, Inc: Board will confirm if Contractor received notification that they were approved to power wash 50% of the buildings in 2023. BOD and Contractor will decide which buildings will be first and will also have to work out contract verbiage for attached balconies.

PPI Financial Bank Accounts: Any CDs exceeding 250K must be split to remain federally insured. Steve T and the Board Members will review the Associations' accounts and make recommendations on any accounts that do not fall within the Federally Insured parameters.

Reserve Study Advisors: Contract for 2023 Reserve Study has been approved, signed and Steve T has notified the contractor.

Steve T will forward copies of the signed contracts to Michael Bernstein so they can be uploaded to the Google Depository for Park Place of Itasca.

The Board will be interviewing two new landscaping contractors. Brightview Landscaping will be presenting their presentation at the December Board Meeting and RYCO Landscaping will be presenting at the Board meeting on January 19, 2023.

CURRENT PROJECTS/ISSUES

- Unit #52: Steve T will contact owner re replacement of soffit.
- Unit #133: Update pending regarding Balcony Repairs
- Unit #136: Update pending on repairs from Critter Breach
- Unit #140: Architectural Request Form will be mailed to Homeowner.
- Unit #272: No update currently
- Unit #359: Board determined not to replace street sign near this unit.
- Unit #381: No update currently

Steve T will arrange to have streetlight at Bay & Pierce Avenue repaired.

Notice will go out to HO's that BOD Meeting scheduled for Thursday, December 15, 2022, has been cancelled.

Open Forum

Homeowners discussed Landscaping, Patio Lights, Holiday Decorations, Damage to Holiday Decorations by Landscaper, 2023 Budget. The Open Forum adjourned at 8:19 pm.

Executive Session

The Board of Directors entered Executive Session at 8:40 pm. At that time the current violations, delinquencies and legal matters were discussed.

Adjournment

The Board reconvened back into the regular meeting at 8:43 pm. There being no further business for the Board to discuss, upon motion duly made, seconded, and unanimously carried, the Board of Directors adjourned the meeting at 8:45 pm.

Marie DelGiorno

Signature

January 19, 2023

Date

Approval Date