

**PARK PLACE OF ITASCA BOARD MEETING  
ITASCA PUBLIC LIBRARY  
THURSDAY, DECEMBER 1, 2022  
7:00 PM  
MINUTES**

**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.

**GUEST PRESENTATION – BRIGHTVIEW LANDSCAPING**

A presentation was made by Vincent Sammartano, from Brightview Landscaping. He presented solutions for Landscaping and Snow Maintenance for Park Place. He discussed what their approach would be in caring for our property, indicated that we would have a dedicated team and one point of contact, and that they have their own tree service and a Development Team that does design work. The Service Team for Park Place Landscape Maintenance would include: a Mow Crew Leader and a 4 Member Crew, and a Detail Crew Leader and a 3 Member Crew. At the beginning of each snow season, the Contractor would walk the property with a member of the Board to review the current state of the site, identify areas of concern, and then discuss specific needs for the removal of snow.

Following a Q&A session, the BOD thanked Vincent and his associate for attending the meeting and answering everyone's concerns. This portion of the meeting ended at 7:40 pm at which time the Board entered a regular meeting.

**STANDING BUSINESS**

*Treasurer's Report:* Motion was made to move \$100,000 from Operating Expense to the Maximum Savings Account. Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved to move the funds. Motion was approved.

*Secretary's Report:* The Meeting Minutes for November 17, 2022, will be presented and approved at the January 19, 2023, Board of Directors Meeting.

**PARK PLACE 2023 BUDGET PROPOSAL**

A motion was made to pass the 2023 Park Place Budget. Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved the 2023 Budget for Park Place. A copy of the approved Budget will be mailed to all the Homeowners.

**PARK PLACE RESERVE EXPENSES**

The Board discussed the status of the following Reserve Study Projects

- Unfinished asphaltting of Driveways/Roads – to be completed in 2023
- Replacement of Fountains in the Ponds
- Property Site Improvement

The BOD has contracted with Reserve Advisors, LLC to conduct an updated Reserve Study for the Park Place of Itasca Homeowners Association. This new study will be a revision to the current study inspection that was done April 6, 2020. The purpose of having this ongoing review by the BOD and an update of the current Reserve Study is to help with prioritizing projects and to ensure that we have an equitable funding plan in place to complete these projects.

### **PROJECT UPDATE**

- The Board has been advised that Inside Out Construction will not be able to do the window caulking on selected units due to Covid. The Board will select another Contractor for the caulking project.
- Unit #249: Motion was made to replace windows at Unit #249. Upon motion made, seconded, and unanimously carried, the Board of Directors approved to replace the windows. Motion was approved.
- The Board will review and comment on Cukierski & Cochrane’s yearend proposals for 2022, 2023, and 2024 at the January 2023 meeting.
- ILM Rip-Rock Proposal will be discussed at a future meeting
- Street Light Repair at Pierce and Bay Drive: Proposal has not been received as of this meeting.
- ClimateGuard: Process for replacing windows: Contractor provides an estimate, writes up the contract, BOD submits a deposit, Contractor then contacts HO to come and measure windows, and then orders new windows and returns to install.
- Approximate wait time for new windows: 11 weeks

### **OPEN SESSION**

Homeowners discussed the following safety concerns:

- Children climbing on the 3-rail fences on top of the retaining walls near the ponds and wetlands.
- Children walking the ledge of the retaining walls near the ponds and wetlands
- Concerns for Children who are walking on the ponds when it appears to be frozen and it’s not
- Concerns re animal droppings throughout the complex from what appears to be a large animal
- Park Place Salting Policy when it’s icy – Landscapers salt Bay Drive and sidewalks, HOs are responsible for salting their driveways
- Village of Itasca’s Pierce Avenue Project

The Open Session adjourned at 8:35 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 8:45 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 8:50 pm

Marie DelGiorno

Signature

January 19, 2023

Date