

**Park Place Board Meeting
Board of Directors Meeting
Meeting Minutes
Thursday, February 17, 2022
7:00 PM**

CALL TO ORDER

Meeting was called to order at 7:03 pm

BOARD MEMBERS PRESENT

Michael Wagner – President
Marie DelGiorno - Secretary
Marcia Weinstein – Treasurer – via Zoom
Michael Bernstein - Director
Tom Holden – Director – via Zoom

BOARD MEMBERS ABSENT

Dino Rossi – Director
Wayne Silverman – Director

MANAGEMENT PRESENTATION

Steve Tillinghast – Property Manager – via Zoom
Foster Premier Inc.

STANDING BUSINESS

Treasurer's Report: Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the January 2022 Financial Report as an unaudited statement at the time of the meeting.

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

COMMITTEE REPORTS

Landscaping Report (Tom Holden)

- *Acres:* The Committee will clarify salting procedures and costs with Acres
- The Board requested more time to review the Acres Landscaping Contracts that were presented for 2022.
- The Committee will request a separate landscaping proposal from Acres for the property along the west side of Devon Avenue and the Devon Avenue Entrance.

- The Committee will be doing the Spring Maintenance walk as soon as the growing phase begins. They will also be evaluating any snow plowing damage at that time.

Communication Committee (Michael Bernstein)

- *PPI Google Drive (Document Repository)*: The Park Place Board has set up a cloud-based storage system where the HOA can consolidate and access important Association documents.
- *Website*: The Board is in the process of re-building the HOA community website. The Board will add a homeowner's portal and a payment portal to the site.
- *Leasing Amendment*: The Board discussed some of the logistics for the HOA Board Meeting on March 17, 2022, at 7:00 PM when the Association's Attorney will be presenting the proposed Leasing Amendment to the Park Place Declaration. The Attorney will also lead the Q&A session following the presentation.

Ponds and Wetlands (Marie DelGiorno)

- The Committee will be working on the following Reserve Study items that pertains to the Ponds/Wetlands:
 - Retaining an Engineer to evaluate the structural integrity of the retaining walls along the canal on the large pond.
 - Evaluating the erosion around the shorelines of both Ponds with the current Contractor Aquatic Ecosystems

Architectural Committee (Michael Wagner)

- *Park Place Window Project*: The Board is requesting bids for the proposed project that will include a maintenance audit, window inspection and an incremental replacement schedule of all the windows in Park Place.
- *Unit #27*: Buy Rite will install four (4) custom made double hung windows. Upon motion duly made, seconded, and unanimously carried, the Board approved replacing four windows at 27 Bay Drive. The motion was approved.
- *Electrician/Handyman*: The Committee is looking for a maintenance professional that can perform several small projects in the common areas around the Community.
- *Repair/Replace Wooden Fence*: Board reviewed the Golden Fence proposal to replace the existing wooden fence on the East Side of the Park Place property with a PVC/Vinyl Fence.
- *Trip Hazard*: There is a broken signpost protruding out of the ground near Unit #114 that needs attention.

- *Deck Inspections:* The Contractor will do the inspection as soon as the weather breaks.
- *Seal Coating/Crack Filling;* Twin Brother's Contract has been submitted for Seal Coating and Crack Filling the driveways in the Park Place Community. Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the 2022 Contract. The Motion was approved.

Request was made to ask Contractor what kind of salt they would recommend for salting the driveways.

Open Forum

No Homeowner matters were presented at this time. Homeowner portion of the meeting was adjourned at 8:34 pm.

Executive Session

The Board entered Executive Session at 8:35 pm. At that time the Board discussed current violation notices i.e., guest parking violations, delinquencies, and legal matters.

Adjournment

The Board reconvened back into 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 February 17, 2022 meeting.

Marie DelGiorno

March 17, 2022

Approval Date