

Park Place of Itasca
Board of Directors Meeting Minutes
Thursday, May 19, 2022
7:00 PM

CALL TO ORDER

Meeting was called to order at 7:00 pm

BOARD MEMBERS PRESENT

Michael Wagner – President
Marie DelGiorno - Secretary
Michael Bernstein - Director
Tom Holden – Director
Dino Rossi – Director
Wayne Silverman – Director

BOARD MEMBERS ABSENT

Marcia Weinstein, Treasurer

MANAGEMENT PRESENTATION

Steve Tillinghast – Property Manager
Foster Premier Inc.

YELLOWSTONE PRESENTATION Q&A

Denny Schwantz, Account Manager from Yellowstone Landscape was present for a Q&A session regarding the 2022 Spring Proposal for enhancing the landscaping in Pak Place. The discussion included the landscaper's recommendation regarding various spring treatments for Lawn and Tree care along with a proposal for laying Mulch in Park Place.

Presentation ended at 7:50 pm and the regular meeting was called to order.

REGULAR MEETING CALLED TO ORDER AT 7:50 PM

STANDING BUSINESS

Treasurer's Report: Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the April 21, 2022, Financial Report as an unaudited statement at the time of the meeting. Motion was approved.

Secretary's Report: The Meeting Minutes from April 21, 2022, meeting was not available for approval at this meeting.

CURRENT PROJECTS/ISSUES

Allegra Marketing Print & Mail Contract: The Board is considering creating a Community Newsletter for Park Place. This would be in addition to the website and would be sent by mail to the Homeowners on a quarterly basis. The Proposal for printing up a one-page double side document was presented but no vote was taken at this time as the details for this project have not been finalized.

#214 Bay Drive: Homeowner has requested a reimbursement for a window leak he had and repaired. The Board is reviewing this matter and will advise the Homeowner of their findings.

#226 Bay Drive: Regarding approval to replace damaged siding - the Manager will contact the Homeowner to advise that the Contractor must try to match the current siding as it would be unacceptable to have a different color from the other units in the same building. He will request that the Homeowner work with his Contractor to find a way to maintain a continuous line of color that matches the other units in that building.

Spring Landscaping Walk: Weather permitting - the Landscaping Committee will do the Spring Walk before the June meeting.

Leasing Amendment Update: The Committee advised that there are still Ballots that have not been returned. The Committee will continue to canvas the remaining homeowners that have not returned their replies and report the final count at the June Board meeting.

Park Place Storm Water System: A reply was received from the Public Works Director for the Village of Itasca regarding the cleaning of the certain areas of the storm water system located in Park Place. The Village advises that they continue to monitor the debris levels in the catch basin and will perform maintenance as needed. Their response will be forwarded to the Association's attorneys for them to review and determine if any additional action is required at this time.

Tree Clean-up Update: The Landscapers removed several dead tree branches and stumps from the wooded area around the west end of Pond #1. This debris was falling dangerously close to the units that butt up against that area. The Association will continue to monitor that area to determine if any additional dead trees/branches need to be removed.

Retaining Wall: The Board is still seeking a contractor to evaluate and quote on the retaining wall along the canal on Pond #1.

Window Replacement Project: Steve Tillinghast reports that he should have additional bids for the Park Place window replacement project for the June meeting.

Site Lighting L.E.D. Upgrade: The Board agreed that the sample LED lamp that the Contractor installed was acceptable and approved replacement of the remaining Lamps located in Park Place.

Open Forum

The following items were discussed in open forum:

- Small Pond Maintenance

- Letter to Homeowners regarding Sump Pumps
- Mud Pit at Unit #278
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The Homeowner portion of the meeting ended at 8:50 pm

Executive Session

The Board went into Executive Session at 8:52 pm. At that time the Board discussed current violations, notices, delinquencies, and legal matters.

Adjournment

The Board reconvened back into regular meeting at 8:55 PM. There being no further business for the board to discuss, upon motion duly made, second and unanimously carried, the Board of Directors adjourned the May 19, 2022, meeting at 8:58 pm.

Marie DelGiorno

June 16, 2022

Signature

Date