

**Park Place Board Meeting
Board of Directors Meeting
Meeting Minutes
April 4, 2024
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 - Treasurer
Tom Holden – Director
Venkatesh Jayaprakash – Director
Jay Mandal – Director
Marcia Weinstein - Director

MANAGEMENT PRESENTATION – Not Present

Steve Tillinghast – Property Manager
Foster Premier Inc.

Treasurer's Report: Upon Motion duly made, seconded, and unanimously carried, the Board of Directors approved the addition of the New Operating Account to the Budget. Motion was approved. The BOD will request for Steve Tillinghast to provide an update at our next meeting.

Upon Motion duly made, seconded, and unanimously carried the BOD will move excess funds in the amount of \$18,098.27 from the Operating Fund to the Reserve Fund. Motion was approved.

Three CDs will mature in May 2024. The BOD will not be renewing any CDs at maturity until a review of the Budgeted expenses for 2024 is completed.

STANDING BUSINESS

Secretary's Report: The Meeting Minutes from March 21, 2024, were presented, upon duly made, seconded, and unanimously carried, the Board of Directors approved the March 21, 2024, Minutes as written. Motion was approved.

CURRENT PROJECTS/ISSUES

NWR Towing Service: BOD discussed NWRs responses to the questions re hours of patrol/type of documentation they will capture on their patrols /turnaround time back to the BOD on this information and photos. The BOD will ask Steve Tillinghast to set up a conference call with the towing service to get more details on the services they provide and the cost for these services. In the meantime, all parking violations should be reported to our Manager, Steve Tillinghast.

Window Screen Repairs: LTL Building Maintenance, Inc., has presented an estimate for the screen repairs to be done onsite. BOD is also requesting a bid from Ace Hardware.

NEW BUSINESS

Painting Outside Trim: The BOD is getting quotes on painting the outside trim of the buildings and for costs for wood repair on any damaged outside trim.

Popup Gutter Downspouts: No new information currently.

Website: The BOD is in the process of redesigning some of the functional features of the Park Place of Itasca Website. The BOD hopes to have it up and running soon.

Erosion Issues: The BOD will contact ESS Engineering to discuss if their professional services include erosion control measures.

OPEN SESSION

*Recommendations for Patio Replacement

*Parking Violations

Meeting adjourned into Executive Session at 7:50 pm

EXECUTIVE SESSION

*Foster Premier Contract Renewal

*Outside Lights

*Violations

*Delinquency Report

*Legal Matters

Executive Session adjourned at 7:58 PM

MEETING RECONVENED/MEETING ADJOURNED

Regular Meeting reconvened and adjourned at 8:15 pm.

Marie DelGiorno

June 27, 2024

Marie DelGiorno, Secretary

Date