

**Park Place Board Meeting  
Board of Directors Meeting  
Meeting Minutes  
Thursday, May 2, 2024  
7:00 PM**

**CALL TO ORDE**

Meeting was called to order at 7:03 pm

**BOARD MEMBERS PRESENT**

Michael Wagner – President  
Michael Bernstein - Treasurer  
Tom Holden – Director  
Venkatesh Jayaprakash – Director  
Jay Mandal – Director  
Marcia Weinstein – Director

**BOARD MEMBERS ABSENT**

Marie DelGiorno - Secretary  
Michael Wagner – President

**TREASURER'S REPORT**

*Treasurer's Report:* Funds totaling 50K were transferred into the new Operating Savings Account.

**MANAGEMENT PRESENTATION**

No Management present at this meeting

**STANDING BUSINESS**

*Window Replacement Project:* Vote on the 2024 phase of the window project postponed to the BOD Meeting on Thursday, May 16, 2024.

*ESS Engineering Report:* ESS report on patios next week.

*Extension of Property Management Agreement:* Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the Extension of Property Management Agreement between Park Place Homeowners Association and Foster Premier Inc. Motion was unanimously approved.

*Unit #352:* Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the Contract for LTL Building Maintenance – Commercial Trapping on a trial basis for Unit #352. Motion was unanimously approved.

The Motion was reversed and Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved Smithereen Pest Control because it was more cost effective. Motion was unanimously approved.

*Unit #191:* Upon Motion duly made, seconded, and unanimously carried the Board of Directors approved the Barry Roofing Invoice for Job # 112093 for flashing tape and house wrapping. Motion was unanimously approved. Homeowner has agreed to pay 50% of the cost of this repair.

Unit #256: The vote regarding Architectural Request to replace damaged siding has been postponed to the next BOD meeting.

**Open Forum**

After the open portion of the meeting, the meeting was adjourned at 8:15 PM.

**Executive Session**

The BOD went into Executive Session where the Delinquency Report, Violation Matters, and Legal Matters were discussed. The Executive Session adjourned at 8:43 pm.

**Adjournment**

The regular meeting reconvened and adjourned at 8:45 pm

*Marcia Weinstein*

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Marcia Weinstein

*June 27, 2024*

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Date