

**Park Place Board Meeting
Board of Directors Meeting
Meeting Minutes
Thursday, May 16, 2024
7:25 PM**

CALL TO ORDER

The regular meeting of the Park Place of Itasca Board of Directors was called to order at 7:25 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

Steve Tillinghast – Property Manager
Foster Premier Inc.

PARK PLACE CANAL PRESENTATION – BRIGHTVIEW

Our representative from Brightview presented the drawings for the Proposed Erosion Control Solution on Canal on Pond #1. The objective of the project is to halt steep slope erosion, address maintenance issues, manage runoff, and establish various effective ways to stabilize the slopes and shoreline along the canal with vegetation, terracing retaining walls, Riprap, and burying downspouts underground. The approximate duration of the project is expected to be about two months. Q&A ensued after the presentation was completed. The Presentation ended at 8:03 pm and the Board went into the HOA portion of the meeting.

STANDING BUSINESS

Treasurer's Report: Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the April 30, 2024, Financial Report as an unaudited statement at the time of the meeting. Motion was unanimously passed.

CURRENT PROJECTS/ISSUES

Window Replacement Project: Upon motion duly made, seconded, and unanimously carried the Board of Directors approved \$187,637.97 for the 2024 phase of the Window Replacement Project. Motion was unanimously passed.

Screen Repair/Replacement Project: Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the Ace Hardware Agreement to provide all labor, material, and equipment to perform Screen Installation Services in Park Place of Itasca. Motion was unanimously passed.

Unit #256: No vote was taken at this time. Homeowner will provide a sample of the replacement siding so the BOD can determine if the replacement siding is a good match.

AAA Wood Trim Painting Project: Proposal was received but a vote was not taken at this time.

Brightview April 2024 Spring Walk Proposal/Unit #114: Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the 2024 Spring Walk Proposal for \$18,016.27 along with the proposal to remove and replace three beetle damaged Viburnum at Unit #114. Motion was unanimously passed.

Owner Garage Sale Resolution: Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the change to the Garage Sale Resolution that states *"In the event that a Unit Owner holds a garage sale that is not authorized by the Board of Directors, that unit owner may be subject to a violation carrying a fine of \$250. No warnings or lesser fines shall be issued for a violation of this Section"* Motion was unanimously passed.

Guest Parking: The BOD is looking into ways to address the "only guest" rule for the guest parking spots throughout the community. This situation has exploded over the past several years where owners are parking in these spots for long periods of time. There are several options under consideration but the two that seem to be gaining some traction are: outsourcing the enforcement of this rule to a towing company and/or issuing hanging guest passes that would have a valid date printed on them. While no decision has been made to date, the BOD realizes that this is a major concern throughout the community and that something needs to be done.

Census Form: The Park Place of Itasca Census Form has been mailed to all the Homeowners. This information is important for the Association to maintain a general liability insurance policy. The contact information is also important to have in the event the Manager or the BOD may need to communicate with the homeowners regarding upcoming projects or emergencies. The BOD encourages all homeowners to complete this form and return it to Steve Tillinghast.

Park Place of Itasca Website: The Park Place Website has recently been updated. You can continue to view the updated site at parkplaceofitasca.com.

Open Forum

The homeowner portion of the meeting adjourned at 8:48 pm

Executive Session

The BOD went into Executive Session at 8:50 pm where they discussed the Delinquency Report, Violation Matters, and Legal Matters

Adjournment

The regular meeting reconvened at 8:53 PM and adjourned at 8:55 PM.

Marie DelGiorno

June 27, 2024

Marie DelGiorno, Secretary

Date