

**Park Place Board Meeting
Board of Directors Meeting
Meeting Minutes
June 27, 2024
7:00 PM**

CALL TO ORDER

Meeting was called to order at 7:01 PM

BOARD MEMBERS PRESENT

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

MANAGEMENT PRESENTATION

Steve Tillinghast – Property Manager, Foster Premier Inc.

STANDING BUSINESS

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

- **2022 Operating Fund Excess:** Upon motion duly made, seconded, and unanimously carried funds in the amount of \$58,682.00 will be moved into Reserves. Motion passed.
- **2023 Budget Line Items:** Electric Bill doubled in May. Storm Sewer over budget for 2023. ST will follow-up on the increases for these line items.
- **New Operating Contingency Account has been opened.** Current balance is: \$50,156.58

Secretary's Report: The Meeting Minutes from *Thursday, April 18, 2024, Thursday, May 2, 2024, and Thursday, May 16, 2024,* were presented. Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved all Minutes as written. Motion was passed.

CURRENT PROJECTS/ISSUES

Open Board Position: ST will mail out notices to the HO's advising that there is an open position on the BOD. Notice will include information regarding the position and how interested candidates can apply.

2023 Property Tax Assessment Appeal: The property tax assessment appeal that was filed on behalf of the Park Place HO was successful. As a result of the appeal, the savings to the eligible owners totaled \$22, 244 in reduce property taxes annually and \$88,976 over the quadrennial period. While the attorneys were able to secure relief on many of the units, they could not secure relief for all the units, 1) because the County denied relief on the Unit, 2) the Unit was not eligible, or 3) the unit owner filed separately.

The total number of units that were eligible will be billed back \$154.58 for legal funds. This is a one-time legal fee for a three-year deduction that will be billed back to the eligible homeowners.

Erosion Project – Pond Canal: Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the Brightview Proposal for the Erosion Project on the Canal on Pond #1. Motion was approved. The BOD will schedule an in-person meeting with Brightview to review the final details.

Exterior Trim Painting Project: BOD reviewed quote from AAA Painting Contractors for the exterior painting project. BOD requested that Steve Tiillinghast obtain an additional quote to compare pricing. Vote is currently pending.

Note: Steve Tillinghast will also notify Contractors of House #s of the raised ranch units that should not be painted because t decks/rails have been replaced with vinyl and pressure treated decking. Steve Tillinghast will also request an additional quote for painting the front doors on all units.

Unit #109: Concrete Patio Replacement. Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the concrete patio replacement. Motion was approved.

Unit #197: Upon motion duly made, seconded, and unanimously carried the Board of Directors *did not approve* repairing the front stairs and or stoop. Motion was unanimously approved. Upon motion duly made, seconded, and unanimously carried the Board of Directors did approve replacing the cement front stairs and stoop minus any painting of the stairs and stoop. Motion was unanimously approved.

Unit #256: Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the siding replacement conditional to the Homeowner doing replacement vs patching the damaged siding. Motion was passed. Steve Tillinghast will confirm with HO the conditions of the approval. As requested, photos were sent to ST of areas that need replacement.

Unit #278: Request to install concrete pavers next to rear patio was denied. ST will advise homeowner that concrete pavers must be removed and/or replaced with poured concrete.

Unit #339: Patio Repair. Steve Tillinghast will contact homeowner to advise that they must re-submit the drawing for their patio project before any approval is granted. Vote is pending until new drawings are submitted.

A&A Paving & Concrete: Proposal # 2024-0204 for sidewalk repairs was presented and no vote was taken at this time.

Acquatic Ecosystems: Project Proposal: Shoreline Herbicide and Clearing Storm Drain Clearing. Upon motion duly made, seconded, and unanimously carried the Board of Directors approved this project proposal. Motion was approved. Note: ST will advise Contractor to check damaged culvert behind unit #138 and advise what repairs need to be made.

OLD BUSINESS

Hollinger Insurance Services: Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the proposal from Hollinger Insurance Services for Insurance for Park Place of Itasca Homeowners Association for the policy term from June 24, 2024 –to June 24, 2025. Motion was approved.

Window Replacement Proposals:

Unit #54: Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the proposal, Estimate 886087, for window replacement. Motion was approved.

Unit #107: Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the proposal, Estimate 886092, for window replacement. Motion was approved.

Unit #109: Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the proposal, Estimate 886084, for window replacement. Motion was approved.

Unit #146: Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the proposal, Estimate 886090, for window replacement. Motion was approved.

EXECUTIVE SESSION

BOD adjourned into Executive Session at 8:33 pm.

MEETING RECONVENED/MEETING ADJOURNED

BOD reconvened into regular session and adjourned at **8:50** pm

Marie DelGiorno, Secretary

Date