

**Park Place Board Meeting  
Board of Directors Meeting  
Meeting Minutes  
July 18, 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  
Jay Mandal – Director  
Marcia Weinstein – Director  
Open Position – Director

**BOARD MEMBERS ABSENT**

Tom Holden – Director

**MANAGEMENT PRESENTATION**

Steve Tillinghast – Property Manager  
Foster Premier

**STANDING BUSINESS**

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

*Secretary's Report:* Motion was made to correct the Minutes to eliminate “*the total number of units that will be billed back for legal funds for the 2023 Property Tax Assessment Appeal*”. Upon Motion duly made, seconded and unanimously carried, the Board of Directors approved this Motion.

Motion was then made to pass Meeting Minutes from Thursday, June 27, 2024. Upon Motion duly made, seconded and unanimously carried, the Board of Directors approved the June 27, 2024, Minutes.

**CURRENT PROJECTS/ISSUES**

*Pond Canal Project:*

The BOD will have an onsite meeting with the Landscaper to discuss the details of the Devon Avenue Canal Project. The BOD will formulate their questions and concerns regarding this project and will discuss any concerns/recommendations with the landscaper at the onsite meeting.

*Open BOD Position:*

Due to the resignation of Director Venky Jayaprakash, a notice was sent out to all the HOs regarding the open position. Three applications were submitted, and a candidate will be appointed by the BOD to fill the spot until the next election in May 2025.

*Exterior Painting Project*

BOD is seeking Bids from the following Contractors on various aspects of this project.

- \* CertaPro Painters
- \* Inside-Out Painters
- \* AAA Painting - Steve T will set up a phone call with AAA Painting to clarify various aspects of this project.

*Update to Patio Replacement/Erosion*

Engineering Support Services (ESS) will advise what can be done after they review all the notes regarding this issue.

*Guest Parking Spaces*

The issue of Guest Parking spaces for personal use and long periods of time continues to be an ongoing problem. The BOD will invite the Towing Service Contractor to the August 1, 2024, meeting to discuss the pros/cons of engaging a towing service.

*Pond Maintenance*

No vote taken at this meeting on the Project Proposal for Shoreline Herbicide and Storm Drain Clearing. Proposal will be carried over to the next BOD meeting.

*Annual Cleaning of Sewers*

No vote taken at this meeting on the National Power Rodding Contract or A&J Sewer Service – a vote on the proposals will be carried over to the next BOD meeting.

**OPEN SESSION**

- Guest Parking
- Village Ordinances re Parking in front of Mailboxes
- HOs requesting that BOD contact Village re the non-resident attendees parking in Park Place so they could attend the 4<sup>th</sup> of July fireworks display at Hamilton Lakes.

**EXECUTIVE SESSION**

BOD adjourned into Executive Session at 8:31 PM.

- \*Violations
- \*Delinquency Report
- \*Legal Matters
- \*Select New BOD Member

**ADJOURNMENT**

BOD reconvened into regular session and adjourned at 8:55 pm

*Marie DelGiorno*

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*August 15, 2024*

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*Date*