

**Park Place Board Meeting  
Board of Directors Meeting  
Meeting Minutes  
AUGUST 1, 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

**BOARD MEMBERS ABSENT**

Tom Holden – Director

**MANAGEMENT PRESENT**

Not Present

**STANDING BUSINESS**

**Treasurer’s Report:** No report presented at this meeting.

**Secretary’s Report:** No report presented at this meeting.

**CURRENT PROJECTS/ISSUES**

**2025 Proposed Budget Projects:**

**Canal Project:** All BODs were present for the onsite review with Brightview for the Canal Project. Changes were discussed and agreed upon at the time of the tour. Brightview will revise the quote based on the changes that were agreed upon. Letters will go out to all the Homeowners on the canal to let them know the details of the project and to advise them of the September 4, 2024, start date. Steve T will send letter. Mike Bernstein will follow up with Steve Tillinghast.

**Guest Parking:** Bob Rohner, from Redmon’s Towing was present to explain how his towing company would handle the guest parking issue at Park Place. Any Agreement or Contract we would sign with Redmon’s would not have an ending date but would continue for as long as certain conditions, identified in any Agreement we would sign exists. Any contract would require the BOD to provide details of the conditions under which the vehicles would be towed.

**Open Board Position:** Congratulations to the newly appointed Board Member Kristan Limani. Kristan will replace Venky Jayaprakash who moved to another community and is no longer eligible to serve on the Park Place BOD. Kristan will serve until the next BOD election in May 2025 at which time she can choose to run for a full term on the BOD. She will attend her first

meeting as BOD member on August 15, 2024. Welcome to Kristan Lemani and congratulations on your BOD position!

**Proposed 2025 Budget Updates:** BOD is in the process of obtaining quotes. Updates will be provided as all information is received.

### **Architectural**

**Painting and Wood Replacement:** The BOD reviewed the quotes from AAA Painting and Construction and Inside Out Construction for the exterior painting at Park Place. The BOD will be advising all HO's of all the details regarding this project along with any costs that may be billed back to them. Once the project is approved a letter will be forwarded to all Homeowners regarding the bill back services they are responsible for.

**Patio Replacement/Erosion Engineering Report:** No update available at this time.

**Patio Extension Procedure:** Upon Motion duly made, seconded and unanimously carried the BOD approved the revisions for a Broom Finish and/or a California Finish to the Patio Extension Procedure. Motion was approved.

**Unit #17 Patio Extension:** Upon Motion duly made, seconded and unanimously carried the BOD approved the patio extension for Unit #17. Motion was approved.

**Unit #175 Critter Removal Reimbursement:** Upon Motion duly made, seconded and unanimously carried the BOD approved to reimburse the Homeowner for critter removal charges. Motion was approved.

### **Landscaping**

**Aquatic Ecosystems Management:** Upon Motion duly made, seconded and unanimously carried the BOD approved the 2024 Project Proposal for Emergent Shoreline & Riprap Systemic Herbicide Applications, and the Shoreline Emergent Vegetation & Storm Drain Clearing Project. Motion was approved

**Devon Avenue Landscaping:** Steve Tillinghast will send a written request to Brightview Landscaping for a proposal for watering the front entrance at Devon Avenue and the landscaped horseshoe at the end of the drive into Park Place.

**Manicuring the Front Entrance Landscaping:** Upon Motion duly made, seconded and unanimously carried the BOD approved sending a request to the Landscapers re the landscaping in front of the Monuments on Devon Avenue, the Island and the horseshoe on Bay Drive. Motion was approved.

**Brightview Watering Contract:** Mike Bernstein will obtain quotes from Landscaper and present at next meeting.

**Unit #389:** Upon Motion duly made, seconded and unanimously carried the BOD approved removing the tree that was damaged by a storm at this unit. Motion was approved.

**NEW BUSINESS**

**Bay Drive Agreement with the Village of Itasca:** To be discussed at a future meeting.

**Fourth of July Security Update:** The BOD sent a letter to the Mayor Pruyin on behalf of the Park Place residents regarding the minimal security that was provided on July 4, 2024. The BOD shared all the concerns that were given by a few of the Homeowners at the Board Meeting that was held shortly after the Fourth of July event. The mayor and his staff were very responsive to our concerns and a meeting has been arranged to meet with the Mayor, Carrie Ann Ergo, and three Park Place Board Members at the Village Hall on Tuesday, August 20, 2024 at 5:30 pm to discuss this issue.

**Ponds/Control Structure Inspections and Capital Repairs**

Money is already allocated for some of these projects. The BOD will wait for any input from Aquatic Ecosystems regarding some of the projects for the ponds, shoreline, fountains, etc.

**OPEN SESSION**

\*Utility Box on Devon Avenue

**EXECUTIVE SESSION**

The BOD discussed matters relating to Violations, Delinquency Reports, and Legal Matters. Executive Session adjourned and the BOD re-adjourned into regular session at 8:23 PM.

**ADJOURNMENT**

Board of Director’s Meeting adjourned at 8:28 PM.

*Marie DelGiorno*

*August 15, 2024*

---

*Marie DelGiorno, Secretary*

---

*Date*