

**Park Place Board Meeting  
Board of Directors Meeting  
Meeting Minutes  
August 15, 2024  
7:00 PM**

**CALL TO ORDER**

Meeting was called to order at 7:00 PM

**BOARD MEMBERS PRESENT**

Michael Wagner – President  
Marie DelGiorno - Secretary  
Michael Bernstein - Treasurer  
Kristan Limani – Director  
Jay Mandal – Director  
Marcia Weinstein – Director

**BOARD MEMBERS ABSENT**

Tom Holden - Director

**MANAGEMENT PRESENTATION**

Steve Tillinghast – Property Manager  
Foster Premier Inc.

**TREASURER'S REPORT**

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

**Audits vs Review or Compilation for Park Place of Itasca:**

Motion was made to do a more detailed audit for 2025, 2026, and 2027. Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved to do Audits for 2025, 2026 and 2027. Motion was passed.

**SECRETARY'S REPORT**

The Meeting Minutes from *Thursday July 18, 2024, and Thursday, August 1, 2024*, were presented. Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved all Minutes as written. Motion was passed.

Correction to Minutes: Motion was made and approved to correct the June 27, 2024, Meeting Minutes to reflect that the motion made for Erosion Project-Pond Canal which was voted on at the June 27<sup>th</sup> meeting was approved by majority of the BOD rather than unanimously by the BOD.

**OLD BUSINESS**

**Update to Patio Replacement Erosion Engineering Proposal:**

This discussion was postponed to the September 5, 2024, BOD meeting.

**2024 Census for Park Place:**

Steve Tillinghast will send a reminder to the Homeowners that have not responded to the 2024 Census for Park Place. Per the Association's governing documents each Homeowner is required to furnish proof of homeowner's insurance. (Declaration of Park Place, Article Three, Maintenance of the Community and Area and Homes, Section 4.02 Individual Insurance, Bylaws, F-6)

## **NEW BUSINESS**

### **Exterior Trim Painting Project:**

BOD will meet with the contractors on site to discuss this community project. BOD will ask Contractor to bring samples of the trim board that will replace any damaged trim on the units. Discussion is pending on start date for the project - tentative start for painting half of the complex is in the Fall of 2024 and the remaining half of the complex will be completed in the Spring of 2025. Per the Park Place covenants the HOA hires and pays a Contractor for the painting and the Homeowners are required to pay for any damaged or rotted wood trim that must be replaced.

### **2025 Proposed Budget Proposal Update:**

BOD discussed the 2025 Budget Proposals for the following Contractors:

- Aquatic Ecosystems – Pond Contractor
- Brightview Landscape Services
- McGinty Bros: Natural Areas Restoration and Erosion Control Services
- Bluehost: Web Hosting Company
- KSN Law - Monthly retainer increased from \$275.00 per month to \$325.00 per month. The last increase for services rendered was in 2013.
- Approval of the 2025 Pond Maintenance Contract is pending. Board is obtaining clarification on a second quote that was submitted. Vote is postponed to the next BOD meeting on Thursday, September 19, 2024.

The BOD will vote on these proposals at the next BOD meeting on Thursday, September 5, 2024.

### **Patio Replacement Requests:**

Unit #116: HO needs to provide additional information - No vote taken at this time

### **Village of Itasca Bay Drive Agreement:**

BOD has deferred this topic to a later date.

## **LANDSCAPING**

**Devon Avenue Entrance:** BOD will ask Brightview to provide estimates for a watering program and planting seasonal decorations at Devon Avenue entrance.

**Rip/Rock:** BOD will also check with the Landscaper about the replacing/replenishing of rip rock around both ponds.

### **North Canal – Erosion Control:**

The BOD will meet with the Contractor onsite to evaluate the project and determine what action needs to be taken. The BOD will develop a checklist for this meeting.

### **Outside Towing Service:**

A representative from Redmon's Towing presented their towing services at a recent BOD meeting on August 1, 2024. Residents that are frequently using Guest Parking spaces continues to be an ongoing issue – the BOD is looking into towing services to mitigate these repeated parking violations. The towing contractor will provide a draft of the towing contract that the BOD can review and vote on when all BOD members are present at the next meeting. (Reference: Declaration for Park Place Article Eight, Parking 8.05 and Rules/Regulation, R/R #47).

### **Screen Repairs:**

BOD is working out the logistics and getting quotes to repair/replace damaged screens throughout the complex.

### **PPI Utility Box Repairs:**

The BOD is looking into repairing/replacing the damaged utility boxes on property. The BOD member will contact the Village to see who owns these Utility Boxes and to request their help with this matter.

## **OPEN FORUM**

- Meeting with Mayor Pruyin regarding Fourth of July Security Issues
- Landscaping alterations between driveways

- Wood replacement samples

BOD adjourned into Executive Session at 8:57 PM

**EXECUTIVE SESSION**

- Violations
- Delinquency Report
- Legal Matters

**MEETING RECONVENED/MEETING ADJOURNED**

Meeting reconvened into regular session at 8:50 PM and adjourned at 8:57 PM.

*Marie DelGiorno*

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*September 19, 2024*

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