

**Park Place Board Meeting
Board of Directors Meeting
Meeting Minutes
September 5, 2024
7:00 PM**

CALL TO ORDER

Meeting 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

OLD BUSINESS

Exterior Trim Painting Project:

Painting Project will start on west side of property. Sample unit is in Building #361-#369.

- Discussion regarding the Painting of Front Doors is pending.
- Water supply for power washing under discussion.
- Allotted percentage increase per home not determined at this time.
- Steve Tillinghast will send out advance notification to the homes with estimated costs for any wood replacement.
- HO's that do not want the trim on their balconies to be painted will have to submit an Architectural Request to the BOD advising they are opting out of having the rails painted on their decks.

Upon motion duly made, seconded and unanimously carried the Board of Directors unanimously approved IOC Construction for the wood and painting project. Motion was passed.

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.

Proposal For Patio Replacement Erosion Support Services:

Upon motion duly made, seconded and unanimously carried the Board of Directors unanimously approved the ESS Contract for professional services. Motion was passed.

ESS will perform a visual evaluation of the patios at addresses that will be provided by the BOD to determine if the cause of the patio sinking is due to drainage and /or soil erosion.

Guest Parking:

Upon motion duly made, seconded, and unanimously carried the Board of Directors unanimously approved Redmons Village Towing. Motion was passed.

- Contract will go into effect January 1, 2025.
- BOD will obtain language from Redmons that should appear on the signs that will be posted in the community.
- Parking Signs will be posted at entrances.
- Smaller signs will be posted throughout the community.

Ponds, Control Structures, Inspections & Capital Repairs

Upon motion duly made, seconded and unanimously carried the 2025 contract for Acquatic Eco System Shoreline Herbicide & Storm Drain Clearing Contract was approved. Motion was passed.

- Fountain Replacement Proposals - No vote taken at this time
- 2025 Proposals: The 2025 Pond Maintenance Proposals for Acquatic Ecosystems vs. Tigris Pond Maintenance are under review and no vote has been taken at this time.

Wetlands

Upon motion duly made, seconded and unanimously carried the 2025 Contract for McGinty Bros Inc., for the management of the native area was passed. Motion was passed.

2024 Park Place of Itasca Census

Steve Tillinghast will send a follow-up letter to the HOs that have not responded to date.

Screen Repairs

Upon motion duly made, seconded, and unanimously carried the Board of Directors unanimously approved Next Day Screen Repairs. Motion was passed.

Utility Boxes

The BOD reached out to Mike Subers, Public Works Director for Itasca and he has agreed to help with this matter. The BOD will follow up with the Village regarding this issue.

NEW BUSINESS

Brightview Tree Care Program: Upon motion duly made, seconded and unanimously carried the Brightview Proposal for Tree Care Program was approved. Motion was passed.

Unit #339: Upon motion duly made, seconded and unanimously carried the Board of Directors approved the Patio Replacement Arch Request for Unit #339. Motion was approved.

Barry Roofing Maintenance/Roof Inspections Contract: no vote was taken at this time BOD. BOD will also request a bid from Inside/Out Roofing. The BOD will provide Steve Tillinghast with a sample of what the BOD should ask for in the quote for a maintenance contract.

OPEN SESSION

Installing Patio Doors w/o BOD approval

EXECUTIVE SESSION

Board went into Executive Session at 8:37 PM

Board Meeting adjourned at 8:50 PM

Marie DelGiorno

September 19, 2024