

**Park Place Board Meeting
Board of Directors Meeting
Meeting Minutes
Thursday, September 19, 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
Tom Holden – Director
Kristan Limani – Director
Jay Mandal – Director
Marcia Weinstein – Director

Meeting Guests Carrie Ann Urgo, Village Administrator, Robert O’Connor, Director of Police, Tim Mace, Deputy Chief, Itasca Police Department, Mike Walker, Watch Commander, Itasca Police Department

The Itasca Village Administrator, Director of Police, Deputy Chief and Watch Commander of the Itasca Police Department were present to discuss the 4th of July 2024 Security Issues. Some of the issues mentioned were the larger than normal attendance at this year’s event, the increased coverage of the event by local radio and television stations, and the issues the Homeowners at Park Place experienced during that event and how to make sure that security resources are available for any future 4th of July events. The Village officials asked if Park Place could form their own committee to discuss this matter and then present suggestions to the Village regarding the security measures we would like to see put in place in our community for next year’s event. They advised their 2025 Budget approval will be in February 2025 so we should have any suggestions in before then so they can be considered and added to the Village Budget.

The Board thanked the Village officials for coming to the Board Meeting and this portion of the meeting was ended.

FINANCIAL REPORT

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

2023 Year end tax returns: Taxes are owed for the 2023 year.

Mike Bernstein will schedule a call with the Park Place Accountants to discuss a variety of financial questions regarding the 2025 Budget Proposal.

Upon motion duly made, seconded, and unanimously carried the financial statements and federal and state income tax return for 2025, 2026 and 2027 were approved. Motion was passed

SECRETARY’S REPORT

Upon motion duly made and seconded the BOD Meeting Minutes for September 5, 2024, were unanimously approved. Motion was approved.

MANAGEMENT PRESENTATION – Not Present

Steve Tillinghast – Property Manager
Foster Premier Inc.

STANDING BUSINESS

Unit #152 Patio Replacement: Upon motion duly made and seconded, the BOD approved the proposal for replacing a partial portion of the patio behind Unit #152 that was removed by the HOA due to the erosion project. Motion was approved

Exterior Painting: Unit # 361-369 will be the sample units that will be painted. A virtual meeting will be scheduled with the Contractor, Inside Out, to review the terms of the contract and determine a start date. Open items to be discussed in the Spring of 2025 will be the painting of the front doors. The job will be split into two parts, the first part will be tentatively scheduled for the Fall of 2024 and the second part will be tentatively scheduled in the Spring of 2025.

Guest Parking Signs: Discussion regarding the guest parking signs will be put on the Agenda for the October 3, 2024, meeting.

Screen Repairs/Replacement: This project will include replacing the damaged screens on the HOs units but not the frames. Homeowners should remove the damaged screens from their windows and put them outside of their unit. The Contractor will pick up and deliver the screens back to the Homeowner's unit for the owner to re-install on their windows. Start date to be determined.

Reserve Fund Expense: The vote on the Replacement Contract for the Park Place fountains was postponed to the next meeting.

NEW BUSINESS

Unit #139: Upon motion duly made and seconded the Architectural Request to replace a garage door was approved. Motion was passed.

Unit #175: Architectural Request to install a landscape border in the back of the unit was tabled because more information is needed. ST will contact HO to request the additional information.

Open Forum

Executive Session

The Board adjourned into Executive Session at 8:40 PM

Adjournment

The Board reconvened and adjourned at 8:55 PM.
