

**Park Place Board Meeting
Board of Directors Meeting
Meeting Minutes
October 3, 2024
7:00 PM**

CALL TO ORDER

Meeting was called to order at 7:02 pm

BOARD MEMBERS PRESENT

Michael Bernstein - Treasurer
Marie DelGiorno – Secretary – 7:15 pm arrival
Marcia Weinstein - Director
Kristan Limani - Director
Jay Mandal - Director
Tom Holden – Director

BOARD MEMBERS ABSENT

Michael Wagner – President

MANAGEMENT PRESENTATION – Not Present

Steve Tillinghast – Property Manager
Foster Premier Inc.

TREASURER'S REPORT

No financial report given at this meeting.

SECRETARY'S REPORT

No minutes to approve.

STANDING BUSINESS

Update to Exterior Trim Painting Project: The Board of Directors had a call with the foreman of Inside Out Construction to address contract concerns and had KSN draft a rider to add to the contract. Upon motion duly made, seconded, and unanimously carried the Board of Directors approved the signing of the rider.

Upon motion duly made, seconded, and unanimously carried the Board of Directors approved that repayment invoices to homeowners will be issued with a payment term of net 90 days from the invoice date.

Inside Out Construction will be contacted to immediately work on an individual unit that contacted Steve Tillinghast for urgent wood repairs.

Towing Signage: Quotes for custom towing signage are being obtained. The deadline for these signs is January 1, 2025.

Update to 2025 Screen Repair Project: Next Day Window Screens has provided their insurance information. Final details on logistics/phases will be worked out. Next Day Window Screens will be advised they may not enter any homes to assist with screen removal/replacement to windows.

TURNOVER OF MINUTES

Marie DelGiorno joined the meeting and continued meeting minutes at 7:15 PM.

Kristan Limani 10/3/2024

Kristan Limani, Director

***Park Place Board Meeting - Board of Directors Meeting Minutes (continued)
October 3, 2024 - 7:15 PM _ Recording: Marie DelGiorno, Secretary***

STANDING BUSINESS (Continued)

Upon Motion duly made, seconded and unanimously carried the Board of Directors unanimously approved the 2025 Budget line items for installing three new fountains, lights and bubblers in the ponds in the Spring of 2025. Motion was passed.

Upon Motion duly made, seconded and unanimously carried the Board of Directors unanimously approved the 2025 Budget for Park Place of Itasca. Motion was passed. The 2025 Budget will be mailed out to the Homeowners.

Six Month CD: CDs come due today - Funds will be deposited into the Max Save account for two more weeks. BOD will revisit this matter in November 2024.

KSN Tax Appeal Letter: Letters to Homeowner's regarding this appeal will be mailed on October 18, 2024.

2024 Fall Landscape Walk: Fall Landscape Walk scheduled for Thursday, October 24, 2024, at 10:00 AM. Areas to focus on: finalizing the Canal Project, improving the landscaping in front of the monuments at the entrance to Bay Drive, and Homeowner landscape requests.

Streets, Sidewalks, and Curbs: The BOD will review the Agreement Park Place has with the Village of Itasca regarding repairs/replacement in these areas along Bay Drive.

Census Mailing: Upon Motion duly made, seconded and unanimously carried the Board approved mailing a Census Letter to all the Homeowners in Park Place of Itasca. Motion was passed.

North Canal Project: Upon Motion duly made, seconded and unanimously passed the Board approved \$1200.00 for the Village to put a water meter on the fire hydrant to water the new landscaping on the North Canal. Motion was passed.

Partial Patio Replacement: The BOD will follow-up with the Contractor to replace the patio that was damaged during the erosion project along the North Canal.

July 4, 2024, Security Issues: Several Park Place Homeowners have volunteered to work on a security plan to present to the Village Trustees for the July 4, 2025, event. BOD requested that they submit their ideas by November 1, so they can be reviewed at the next BOD meeting on November 7, 2024.

ESS: Contractor will provide report regarding controlling patio erosion within the next few weeks.

Tree Pruning: Brightview quote for pruning trees in common area is over budget. Upon Motion duly made, seconded and unanimously passed the Board approved Cesar's Tree Service to do the Fall pruning. Motion was passed. BOD will also discuss a maintenance contract with Cesar's for 2025 – 2026.

2025 Brightview Landscaping Contract: Not available as of this date. Contractor is waiting for costs for the mulch addition to the contract. BOD has budgeted and approved to mulch the entire property at one time. Tom Holden will follow up with Brightview for an updated proposal for this job.

Exterior Painting Project: Painting outside entry doors not approved in the current contract. Matter tabled until the Spring of 2025 when project is in Phase 2. BOD will request that the Contractor provide a list of the house numbers where they will be using the outside water spigots. Motion was made, seconded and unanimously carried to pre-authorize \$7000 to paint and replace wood on the sample building. Motion was passed.

NEW BUSINESS

No new business.

OPEN FORUM

Homeowner portion of the meeting began at 8:18 PM

Discussion items: Exterior Painting Project, Exterior Wood Replacement Samples, Intent to inform homeowners of Exterior Painting Project, Screen Repairs, Window Replacement/Repairs.

Meeting adjourned into Executive Session at 8:30 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.
