

**Park Place Board Meeting
Board of Directors Meeting
Meeting Minutes
Thursday, October 17, 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
Open Position – Director

BOARD MEMBERS ABSENT

Marcia Weinstein – Director

BOARD MEMBER RESIGNATION

Jay Mandal – Director – Due to Personal and Professional Commitments, Jay Mandal submitted a written resignation as Director on the Park Place of Itasca Board Directors.

MANAGEMENT PRESENTATION

Steve Tillinghast – Property Manager
Foster Premier Inc.

TREASURER'S REPORT

Upon motion duly made, the Financial Report for September 2024 Financials were tabled to the November 7, 2024, Board Meeting.

SECRETARY'S REPORT

No report presented at this meeting.

PRESENTATION FOR JULY 4, 2025, SECURITY

Homeowner Rick Sizemore presented recommendations for a security plan for July 4, 2025. The security measures he presented included orange webbing around the perimeter of the Park Place property, four security people, one at each entrance off Pierce, one at the entrance off Devon Avenue, and one at Windsor & Devon when the event ends. There was a Q&A that followed the presentation, and the BOD thanked Rick for his detailed plan and advised that they would review the proposal and contact him if they had any additional questions.

STANDING BUSINESS

Exterior Painting Project: Date for sample building to be painted is pending. Steve T will advise Homeowners in this building of the date once it has been determined.

Guest Parking/Towing/Signage: BOD reviewed sample photos of parking signage. Signs can be custom made to our specifications. More information is needed before going forward. Decision to approve signs was postponed to next meeting.

2025 Screen Repairs Update: Revised contract delayed to 2025. There will be two pick up dates scheduled in March 2025. Notices to Homeowners will go out the early part of 2025.

Unit #175: Approval delayed for landscaping border – Homeowner will be asked to submit additional information.

Census Mailing Update: The form was included in the 2025 Budget Mailing. Homeowners are required to complete and return to Foster Premier.

North Canal Erosion Control Project Update: The majority of the work is done on this project. Tree plantings will be done in the Spring of 2025. Location of new trees TBD. Any additional landscaping is not included in original quote.

ESS: The delay in getting Erosion Report was due to a change in staffing. Report should be available in November 2024.

Muskrat Traps: Motion was made to set Muskrat traps in Ponds #1 and #2 and the Wetlands. Upon Motion duly made, seconded and unanimously carried, the Board of Directors approved the Motion. Motion was passed.

NEW BUSINESS

2025 Budget Cover Letter: Mailing should go out to Homeowners on Monday, November 21, 2024.

PPI Street/Curb/Storm Sewers: BOD will draft a letter to Village of Itasca regarding this matter.

2024 Fall Landscape Walk: Date for Fall Landscape Walk is set for Thursday, October 24, 2024, at 10:00 AM.

Open Forum

No questions or comments from Homeowners.

Executive Session

The Board of Directors adjourned to Executive Session at 8:15 PM and discussed Violations, the Delinquency Report, and Legal Matters.

Adjournment

The Board of Directors reconvened into regular session and adjourned at 8:55 pm

Marie DelGiorno, Secretary

Date