

**Park Place Board Meeting
Board of Directors Meeting
Meeting Minutes
November 7, 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
Marcia Weinstein – Director
Open Position – Director

BOARD MEMBERS ABSENT

Tom Holden – Director

MANAGEMENT PRESENTATION – Not Present

Steve Tillinghast – Property Manager
Foster Premier Inc.

TREASURER'S REPORT

Upon motion duly made, seconded and unanimously carried the Board of Directors unanimously approved to move \$450.00 to the Max Savings Account at Edward Jones. Motion was passed.

STANDING BUSINESS

IOC Exterior Painting Project: Project is projected to start in the Spring of 2025. Contractor has suggested signing contract this year to lock in pricing.

July 4, 2025, Presentation: The BOD will include placing the orange webbing along the east and west side of the property to meet up with any fencing that is currently there. The Board will contact the Village Trustees to set up a meeting with the Village Trustees after Thanksgiving.

Redmon's Towing: Signature on Contract pending. BOD is looking at the type of signage that will be posted on property. Park Place parking rules for "Guest Parking" will be determined by the BOD. All Homeowners will be notified of the new rules for "Guest Parking". Park Place parking rules for Bay Drive will comply with the Village of Itasca's rules for towing and ticketing parked cars on main streets.

Speed, Warning and other Signs on Bay Drive: The BOD will be evaluating all the signage along Bay Drive to determine if there is an exaggerated number of signs and if so, what can be consolidated and/or removed.

Next Day Window Screen Repair: The contract has been revised to indicate: the elimination of the number of screens indicated on the contract, add the option of pre-approving up to \$200 in accessories with no additional accessory repairs to be completed without prior notification, and the schedule to start the second and fourth week of March 2025. Deposit will be made on the repair of 400 screens. Notice to Homeowners will go out in January 2025. Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved the Next Day Window Screen Repair contract. Motion was passed.

Brightview: Spring Mulching: BOD will check with landscaping contractor on the type of mulching that will be put down in the Spring of 2025.

Brightview: Snow Removal: BOD has not received the snow removal contract for 2024-2025. BOD will contact landscapers to request for Contract to be sent for the BOD to review and approve at the next Board Meeting on November 14, 2024.

Spring 2025 Landscape Walk: BOD members will do a landscape walk in the next week to determine what landscaping projects can get started in early Spring 2025. Walk is scheduled for Saturday, November 9, 2024.

Village of Itasca: Streets, Sidewalks, Curbs: The BOD Secretary will draft a letter to the Village regarding the infrastructure repairs on the streets, sidewalks, and curbs along Bay Drive. The Board will consult with KSN when drafting this letter.

2025 Coach Light Replacement Project: The BOD continues to research best options for replacing lighting fixtures on all the buildings. More to follow on this topic.

Census Report: Management will send out a third mailer reminding HO's that they must complete the Census Form. A fine will be issued to any HO who does not return this form.

Unit #175: BOD will advise the Manager to notify the HO that due to the incomplete information that has been received the BOD will not be approving the landscaping request for this unit.

OPEN FORUM

Unit #288: Owner reported that upper bedroom window is cracked and sued out of place. BOD will notify Window Contractor.

EXECUTIVE SESSION

The BOD adjourned into Executive Session at 8:39 PM

MEETING RECONVENED/MEETING ADJOURNED

BOD reconvened into regular session and adjourned at 8:57 pm

Marie DelGiorno, Secretary

Date