

**PARK PLACE OF ITASCA
BOARD OF DIRECTORS MEETING
MINUTES
FEBRUARY 6, 2025
7:00 PM**

CALL TO ORDER

Meeting was called to order at 7:01 PM

BOARD MEMBERS PRESENT

Michael Wagner, President
Marie DelGiorno, Secretary
Michael Bernstein, Treasurer
Kristan Limani, Director
Marcia Weinstein, Director

BOARD MEMBERS ABSENT

Tom Holden, Director

MANAGEMENT PRESENT

Steve Tillinghast – Property Manager
Foster Premier, Inc.

Treasurer's Report: Upon motion duly made, seconded and unanimously carried, the Board of Directors approved the November 2024 Financial Report. Motion was approved.

LANDSCAPING

2025 Landscaping Contract: Approval of the 2025 Landscaping Contract was deferred pending additional discussions with Brightview regarding the following matters:

- Weed problem though out the complex
- Flagging areas where weed control and fertilizing are done
- Addressing bare spots and eliminating weeds in these areas
- Spring treatments that will help with weed control

Upon motion duly made and unanimously carried the Board of Directors approved to change the 2025 contract to include pre-emergent crab grass control and fertilizing. Motion was approved.

Mulching: BOD is waiting for quotes from the Landscaper. Quotes will be reviewed and voted on at the next BOD meeting.

2024 Salting: Steve Tillinghast has requested some clarification on the number of times salting was done this season. He will provide the BOD with an update after he receives this information

Unit #175: Homeowners Landscaping Architectural Request was denied and will request a quote from the landscaper to clean up and landscape the back of this unit. Steve Tillinghast will advise the HO of the BODs decision,

Watering Reimbursement: Upon motion duly made and unanimously carried the Board of Directors approved to adjust the water reimbursements for 2024 to include the four highest months of watering from May-November for 2024. Motion was approved.

OLD BUSINESS

Unit #247: The Property Manager will consult with other contractors about matching the replacement siding on this unit. He will provide an update at the next meeting.

Update to New Parking Rules: BOD will review letter from the Association Attorneys regarding this matter. More information regarding this matter will be presented at future meetings.

Outside Front Lighting Fixtures: Upon motion duly made, and unanimously carried the Board of Directors approved to purchase 6 units of each style of the outdoor lighting fixtures and install them on two buildings to determine how they will look. Motion was passed.

Outside Back Lighting Fixtures: The BOD will revisit the issue of adding new lights to the backs of each unit at a future BOD meeting.

Continuation of Window Replacement Discussion: Committee will work with the Contractor to get an accurate updated count on the windows.

OPEN SESSION

No comments from Homeowners currently.

Meeting adjourned into Executive Session at 8:41 pm.

EXECUTIVE SESSION

- Violations
- Delinquency Report
- Legal Matters
- Outside Plumbing Expenses

Executive Session adjourned 8:54 PM

MEETING RECONVENED/MEETING ADJOURNED

Regular Meeting reconvened and adjourned at 8:57 PM

Marie DelGiorno

Signature

March 6, 2025

Date