

**Park Place Board Meeting
Board of Directors Meeting
Thursday, December 5, 2024
Meeting Minutes
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

BOARD MEMBERS ABSENT

Tom Holden – Director
Marcia Weinstein – Director

MANAGEMENT PRESENTATION – Not Present

Steve Tillinghast – Property Manager
Foster Premier Inc.

CURRENT PROJECTS/ISSUES

Brightview Landscaping: Water Meter has not been returned – Invoice includes Labor Cost but no line item for the Meter return. Contractor will adjust rental cost from the \$1200.00 deposit.

Approval of Invoice # 9137187 delayed to January 16, 2025, BOD Meeting.

Unit #218: Contract for tree replacement is pending.

IOC: Upon Motion duly made, seconded and unanimously carried the BOD approved the IOC wood replacement and painting project Rider for 2025. Contractor will complete a sample building before completing work to any other building. If the work in the sample building is completed to the satisfaction of the Board, the Contractor will continue to complete the work as listed in the Agreement. The BOD retains the right to not accept the contract if they are not satisfied with the work. Motion to approve the Rider was passed.

Smithereen Pest Management: Invoice for \$1800 for wildlife control in the ponds has been processed for payment. Traps were removed for the winter. BOD will evaluate situation in Spring 2025 to determine if traps will need to be reset.

Outside Lighting Fixtures: Style of outside lighting fixtures has not been determined. BOD has received quotes from two different styles of lighting and the cost of installing the lights. No style has been selected. BOD will request additional quotes on the installation portion of this project.

Guest Park, Towing and Signage: BOD will work with KSN to draft a letter to Homeowners advising them of the new parking requirements the BOD is drafting. The BOD and Attorneys will also write a new R&R regarding this issue that will be mailed to all HO's. Flyers will also be placed on each HO's garage door advising them of the new Parking rules.

Open Forum

The floor was opened to the HOs.

Executive Session

Meeting adjourned at 8:45 pm and went into Executive Session at 8:49 pm.

Meeting Reconvened and Adjourned

Meeting adjourned at 8:55 pm.

Marie DelGiorno

Marie DelGiorno, Secretary

February 20, 2025

Date