

PARK PLACE OF ITASCA ASSOCIATION

BOARD MEETING

MARCH 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

Tom Holden – Director

MANAGEMENT ABSENT

Steve Tillinghast, Property Manager, Foster Premier Inc.

Treasurer's Report: No report given at this meeting. Treasurer's report was tabled until the next BOD Meeting on Thursday, March 20, 2025.

Upon motion duly made, seconded and unanimously carried the Board of Directors approved the December 2024 Financial Report. Motion was approved.

Secretary's Report: Upon motion duly made, seconded and unanimously carried the February 6, 2025 BOD Meeting Minutes were approved. Motion was approved

Upon motion duly made, seconded and unanimously carried the February 20, 2025 BOD Meeting Minutes were approved. Motion was approved.

OLD BUSINESS

2025 Brightview Landscape Proposal: Upon motion duly made, seconded and unanimously carried the 2025 Landscaping Proposal was passed. Motion was approved.

2025 Brightview Mulch Proposal: Upon motion duly made, seconded and unanimously carried the 2025 Mulch Proposal was passed. Motion was approved.

Barry/IOC Siding Repairs: Discussion regarding this matter was tabled to the next meeting on March 20, 2025.

Parking Rules & Regulations Update: BOD discussed towing rules, placards, Bay Drive signage, required vehicle registration with Foster Premier and Penalties. BOD will check with the Towing Contractor about using placards.

Window Replacement: The BOD will suspend approving any contracts with the current Contractor until we get some additional quotes from other contractors. The Board of Directors will assess the number of windows in each unit to forecast accurately the number of windows that can be completed by 2028. BOD will also be considering updating the Reserve Study once these number are determined.

Screen Repairs: BOD missed deadline date for sending out letter to Hos regarding the screen repair project. Contractor will schedule Park Place out to April so notices can go out to Homeowners. Steve Tillinghast will send notices out to the Park Place Homeowners. Deposit will be forwarded to the Contractor. Upon Motion duly made, seconded and unanimously carried to send a \$3000.00 deposit to Next Day Screen Repair. Motion was passed.

Painting/Replacing Wood Trim: BOD will request that Steve Tillinghast follow up with the Contractor that will be painting/replacing wood trim. The Treasurer will also review contracts before the next BOD meeting.

2025 Landscape Walk: Mike Bernstein will do a property walk with the Landscaper to determine the degree of damage from last summer's drought and the cold winter temperatures. Findings will be presented at the next Board Meeting.

Regular Meeting was adjourned to Executive Session at 8:23 PM.

EXECUTIVE SESSION

Board discussed violations, delinquency reports and legal matters. Executive Session adjourned at 8:40 PM

MEETING RECONVENED/MEETING ADJOURNED

BOD Meeting adjourned at 8:55 PM

Marie DelGiorno

Date