

**PARK PLACE OF ITASCA
BOARD OF DIRECTORS MEETING
THURSDAY, APRIL 3, 2025
7:00 PM
NOTES**

Call to Order:

Meeting called to order at 7:01 PM

Attendees:

Michael Wagner, President
Marie DelGiorno, Secretary
Michael Bernstein, Treasurer
Tom Holden, Director
Kristan Limani, Director

Absent:

Marcia Weinstein, Director
Steve Tillinghast, Manager

Treasurer's Report:

- There was a \$10.41 discrepancy on the December Financials. Mike Bernstein will advise auditors to look at amounts over \$1000.00
- January Financials: Steve T. will check with IOC re a possible discrepancy with a repair they did.
- February Financials: There are over \$16,000.00 in HO receivables of Overpayments that are due to HO's who have pre-paid their Association Dues. BOD will consider if a threshold should be established for advance payments. Suggested limit: No more than 12 months of advance payments.
- There is also an overpayment to the Landscapers
- Operating Expenses that were paid out of the Reserve need to be transferred back. Mike B will check with Steve T. regarding this matter: Brightview Landscaping: \$6212.50 and \$6618.00.
- Upon Motion duly made and seconded the BOD approved the pending audits on the Financial Statements for December 2024, January 2025, and February 2025. Motion was passed.
- \$150,000 has been transferred back to Reserves.
- Salting Invoice has not been received to date.
- Another CD will be coming due on April 18, 2025. This should be added to the agenda for the next meeting.
- The BOD will review other Bids for the HOA Property Insurance Coverage.
- BOD has no Snow Removal Contract for next year at this time.

Secretary Report

- No Minutes to approve at this meeting.

Landscaping:

- Vote for Landscaping on Pierce Road is deferred until formal quote is received.
- BOD discussed the number of trees that should be planted along the canal. The consensus was a total of 10 trees – 5 trees on each side of the canal. Motion was made to approve Brightview planting proposal for planting 10 trees on the canal – 5 trees on each side.
- Unit #193: Approval on hold until Board will look at unit to determine the scope of the project.

- National Power Rodding: Motion was duly made and seconded to power rod the catch basin at the Devon Avenue entrance in the Spring, Motion was approved.
- National Softwash: The current quote does not include cleaning the retaining walls.
- Steve T will contact the Contractor to request quotes for these walls. Vote to approve has been tabled until next meeting.

- Follow up with AES to determine when new fountains and bubblers will be installed in the Ponds.

Architecture:

- Screen Repair dates are April 7, 2025, and April 21, 2025
- Unit #136: Upon motion duly made and seconded the BOD approved the patio extension for Unit #136. Motion was passed.
- Parking Smart Signs will provide quotes on parking tags

Homeowner Forum:

- Unit #301: Follow up with Steve T. regarding wood replacement. Bush at front door

Homeowner's portion of the meeting adjourned at 8:23 PM

Executive Session:

*Violations

*Delinquency Report

*Legal Matters

Meeting Adjourned

Meeting adjourned at 8:53 PM

Marie DelGiorno

Date