

***PARK PLACE OF ITASCA
BOARD OF DIRECTORS MEETING
MINUTES
THURSDAY, MAY 1, 2025
7:00 PM***

Call to Order:

Meeting was called to order at 7:01 PM

Attendees:

Michael Wagner, President
Marie DelGiorno, Secretary
Michael Bernstein, Treasurer
Tom Holden, Director
Kirstan Limani, Director
Marcia Weinstein, Director

Treasurer Report:

March 2025 Financials

Assets: \$330,973.72

Reserves: \$1,350,465.00

Total: \$1,681,438.

Upon motion duly made and seconded the March financials were approved. Motion was passed.

Secretary's Report:

Minutes for March 6, March 20, April 3 and April 20, 2025 were approved. Pending correction to Minutes of April 3, 2025 on number of trees that will be planted along canal – correct number is 5 vs 10. Upon motion duly made and seconded the Minutes for March and April, 2025 were approved with exception regarding the correction to the April 3, 2025 Minutes. Minutes were approved,

Old Business

New Fountains: Contractor advises that it will be 2-3 weeks before new fountains can be replaced. Request was made to install loaners until the new fountains are received and can be installed. AES advises that they'll do the install of the loaners this week.

Contractor has also been requested to remove the debris that is accumulating at the main pond outlet.

Screen Replacement Update: Kirstan advises no response yet from Contractor – waiting on totals of the number of screens that will need to be repaired on this go around.

New Coach Lights: Discussion regarding this topic is postponed until the next meeting. F/U required on cost and labor to install sample lights. Count on replacement lights includes: two lights on the garage and one light at the front door. No back patio/balcony lights included in count. Note will go to HOs to determine if they want back lights replaced. BOD will also consider order extra lights for replacement

purposes. BOD needs to determine where new lights will be stored until they are installed. Marcia W will check with Management if they have storage space for 482 fixtures.

BOD decided to have Contractor supply the water at a cost of \$10,500.00 and they will obtain a water *Painting/Wood Replacement*: All Units will be power washed. Contractor will have 3-4 crews (27-36 workers) on site to power wash. BOD needs to consider water options: Options are Water Meter, using HOs spigots and reimbursing them, or approve IOCs cost for supplying the water meter from the Village.

Upon motion duly made and seconded motion to approve payment for \$10,500 plus the cost of water for power washing will be paid by the HOA. Motion unanimously passed.

Front Doors: Upon motion duly made and seconded to approve the painting of the Front Doors on each unit was made. Motion was passed. Start date TBD.

The Contractor (IOC) has a website where HOs will be able to schedule day and time for painting their front door.

Upon motion duly made, and seconded the BOD approved \$9000.00 for the painting of the front doors on each unit. Motion was unanimously passed.

Painting of Garage Doors: HOA will not be painting garage doors at this time.

Painting of Decks: BOD will determine process for opting out of painting decks for any HOs that have redone their deck with materials that do not require painting

Payment Terms: Terms for HOs to pay their Balances on Painting project was discussed. Net 30 day on balances and if HO requires additional time installments may be negotiated with the HOA.

Units 361-369: Painters will begin painting project with this Building. Notification will be sent to the Homeowners via regular mail and also via email to the HOs that have their email address on file with the Management Company.

Staging Materials:

- Storage Area for Painting Materials: Painters will store their materials and a large dumpster in designated parking spaces midway along Bay Drive.
- Materials will remain there until the project is completed.
- A Portable Restroom for the workers will also be in the same area.
- This space will be reserved for the Contractor until the project is completed.
- The project is expected to take 5-6 weeks.

Window Replacement Project: The BOD sought additional quotes from other window contractors for the window replacement project. The Contractors provided quotes but were unable to replace the same looking windows for comparison. The BOD will meet with the Climate Guard to discuss pricing options that may be locked in for an extended period of time.

Park Place Towing Signage:

- Signs will be posted instructing individuals to show a placard.
- Entrances will have signs from the towing company.
- Signs will be placed at each guest parking area.
- Signs in the parking area will be 18x18 inches.
- Towing signs at the three entrances will be 3x5 feet.
- When the Board of Directors (BOD) receives samples of all signage, they will be forwarded to the attorneys for review and approval.

Unit #134 Alteration Request – Patio Replacement: Upon motion duly made and seconded motion to approve a replacement patio, width 9'9" x 11'4" was conditionally approved. Homeowner must provide an Indemnification Form before he can proceed. Motion and Condition was unanimously passed.

Unit #105 Alteration Request – Patio Replacement: Upon motion duly made and seconded motion to approve the construction of a patio with the condition that it does not exceed 169 square feet was made. Oversized patio is not allowed. Motion was passed with 5 yes votes and 1 abstention.

Unit #155: Broken Window Replacement: Upon motion duly made and seconded motion to approve replacing two broken windows was unanimously passed. Motion was passed.

Homeowners Portion of the Meeting:

- March Financials.
- Discussion on financials to help minimize financial impact of window project to reserves
 - Painting of wood trim should
 - Roof replacements
 - Re-Negotiate price savings/reduction with current window Contractor
 - Work with Reserve Study Advisors again to update current Reserve Study
- Coach Lights
 - BOD will confirm with Steve T as to when the rest of the lights will be coming.
 - Opt In/Opt Out mailer needed after we decide on proper fixture for back patio lights only
 - Extra lights should be ordered for future replacements, but need to see if Steve has ideas on where to store them
- Patio extension of more than 169 sq feet are not permitted.
- Water Meter
 - Waiting on feedback from Insurance Company re coverage re usage of HO water spigots.
 - Watering remains an ongoing issue
- Landscaping spreadsheet
 - Sent to BOD for review
 - Additional walk is needed to clarify unquoted line items
 - Homeowner requests should be prioritized when possible

EXECUTIVE SESSION

Meeting was adjourned at 8:50 PM