

PARK PLACE OF ITASCA HOA
BOARD MEETING AGENDA
THURSDAY, APRIL 17, 2025
ITASCA PUBLIC LIBRARY
7:00 PM

CALL TO ORDER

Meeting was called or order at 7:01 PM

ATTENDEES

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

MANAGEMENT

- Steve Tillinghast, Manager, Foster Premier

TREASURERS REPORT

- Total Assets: \$330,973.72
- Total Reserves: 1,350,465.00
- Total: 1,681,438.72
- Approval of Treasurer's Report postponed to next BOD meeting on May 1, 2025
- CD coming due on April 21, 2025, will be transferred to the Max Savings Account.
- Upon Motion duly made, seconded and unanimously carried Motion was approved to transfer \$113,000 back to the Capital Fund. Motion was passed.
- Interest earned will remain on account at Edward Jones to be reinvested.

OLD BUSINESS

2025 Spring Landscape Walk: The BOD did a thorough walk of the property in the Fall of 2024. This report was forwarded to Brightview for a quote on the findings from that walk. Quote is pending.

Steve Tillinghast will contact Brightview to schedule the 2025 Spring Walk. He will also request Golf carts for the walk.

Power Wash Retaining Walls/Fences: Upon Motion duly made, seconded and unanimously carried the motion to accept the proposal from National Power Wash to pressure wash the retaining walls and fences. Motion was passed.

Prepayment of Association Fees: Upon Motion duly made, seconded and unanimously carried the motion of prepayment of Association Fees is not to exceed an advance of more than 12-months. Motion was passed.

No Parking Signs: Attorneys are reviewing the No Parking Signage for Park Place. Approval pending.

NEW BUSINESS

Unit #210: Upon Motion duly made, seconded and unanimously carried Motion to approve Concrete Patio Replacement was passed. Motion was approved.

Units #21 and #247: Concrete walks need repairs. More to follow on this matter

Salt Invoice: No word from Contractor to date regarding this invoice. Steve Tillinghast will follow up with the Contractor regarding this matter.

Screen Replacements/Repair: One more event is scheduled for replace an/or repairing damaged screens in the complex.

Inside Out preconstruction meeting will be scheduled for next week. Steve T will meet with them on property and has requested that one or two Board Members accompany him at this meeting. Mike Bernstein has volunteered to attend. BOD reminded them to discuss where they will be staging the materials they will be using for this project. BOD suggested possibly using one of the larger guest parking areas.

Utility Boxes: BOD will follow up with KSN regarding any legal issues with the Utilities regarding the repairs on these boxes.

Homeowner Forum

The following issues:

- Unit #148: Landscaping
- Unit #289: Landscaping on side of house – no mulching would like to have grass planted
- Units #348 and #349: Grass on side of buildings
- Unit #354: On list for new Tree planting
- Power Washing Fences on Property

Meeting adjourned to Executive Session at 8:15 PM

EXECUTIVE SESSION

- Violations
- Delinquency Report
- Legal Matters

MEETING RECONVENED/MEETING ADJOURNED

- Meeting reconvened at 8:45 PM and adjourned at 8:50 PM

Marie DelGiorno

Date