

PARK PLACE OF ITASCA
BOARD OF DIRECTORS MEETING MINUTES

THURSDAY, MAY 15, 2025

7:00 p.m

CALL TO ORDER

Meeting was called to order at (insert time)

ATTENDEES

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

MANAGEMENT

- Steve Tillinghast, Manager, Foster Premier

TREASURER'S REPORT

- Upon motion duly made and seconded the April Financials were approved. Motion was unanimously approved.
- Upon motion duly made and seconded the May 1, 2025, Meeting Minutes were approved. Motion was unanimously approved.

OLD BUSINESS

- Updates on IOC Contract and Project
 - BOD acknowledged a \$1,000 savings being given to PPI against Water supply charges. New charge \$9,500 + Water
- Window Project
 - Climate Guard Proposals from last year:
 - 17 units approved
 - 1 unit (346 Bay) approved, but only leaking/damaged windows that were unable to be repaired.
 - Steve to coordinate and get project going
 - Climate Guard New Proposals
 - BOD wants to discuss new pricing model with Climate Guard
 - BOD will proceed with 7 more units this year
 - Coach Lights
 - BOD agreed Genesis and Blue Sky are priced higher than we would expect as compared to others. They will be omitted from further discussions.
 - BOD wants to get warranty information from: More than a Carpenter, LTL, and Choice Building.

- BOD wants Choice Building to add additional language to their proposal, relating to procedures (i.e. caulking, new brackets, etc.).
- BOD curious why Choice is so much less than others
- Steve to do some more research and get details back to BOD
- Fountains
 - Two fountains have been reinstalled
 - One pending on small pond
 - Screen Repairs
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 - 171 screens picked up and replaced
 - Homeowner interest was low as per contractor discussions with homeowners
 - Contractor would like to offer another date if we can get more screens
 - BOD to perform a walk and identify homes where screens should be considered
 - Three patio doors ended up being included in error, and will be credited back on invoice
- 105 Bay Patio Extension
 - Only contingent approved if documentation is received showing changes from 172sqft down to 169sqft
 - Steve to get documentation
- 148 Bay Garden Extension
 - Tabled as this needs more discussion
- Landscape
 - All proposals to date have been collected
 - Homeowner requests have been collected
 - All consolidated onto spreadsheet
 - Some items were not clear to understand, some duplicates, and some did not make sense. Those items have been omitted from quote and can be revisited by BOD
 - Motion made and passed to approve \$24,022.87 towards landscape additional budget and \$683.85 towards tree removal budget
 - BOD to reconstruct the proposals to include the approved items
 - Additional \$4k was considered towards turf restoration in front of homes and along Bay sidewalk – Tabled for now due to time
- Aquatic Shoreline Cleanup and Herbicide Proposal – Approved
- Retaining Walls Project
 - Winters provided quotes which are perceived by BOD as very expensive and beyond our reach financially
 - Discussion as to how to get competitive quotes, using Winters as a model is determined to be limiting potential alternate ideas and should not be used for comparison model
 - Was determined to provide addresses to Brightview and get detailed description as to how they would address these areas.
 - BOD may address which walls first as likely we will not be able to do these all at once.
 - BOD to schedule a walk.
- National Power Roding
 - BOD is ready to proceed with clearing out Catch Basin on Devon
 - Steve to coordinate efforts with contractor