

**PARK PLACE OF ITASCA  
BOARD OF DIRECTORS MEETING  
THURSDAY, FEBRUARY 20, 2025  
ITASCA PUBLIC LIBRARY  
START TIME – 7:00 PM**

**CALL TO ORDER**

Meeting was called to order at 7:01 PM

**TREASURER'S REPORT**

Park Place \$150,000 CD will be maturing on 2.27.2025. Funds will be transferred back into the Reserve Maximum Savings Accounts for Park Place of Itasca.

Additional funds remain at Edward Jones for re-investment into other securities. The Treasurer, Michael Bernstein will confer with the representative from Edward Jones regarding best re-investment options.

Approval of December 2024 Financials pending and will be approved at the March 6, 2025, BOD Meeting.

**SECRETARY'S REPORT**

Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved the BOD Meeting Minutes for Thursday, December 5, 2024. Motion was passed.

**OLD BUSINESS**

2025-2026 Brightview Landscaping Contract: Approval pending corrections to some typing errors – BOD will approve the Landscaping Contract and the 2025 Mulching Proposal at the March 6, 2025, BOD Meeting.

Unit #247 Siding Issues: Steve Tillinghast will follow-up with the Siding Contractors on choosing the right materials for this project and will provide the BOD with an update at the next meeting.

Update to new Park Place Parking Rules/Regulations: BOD will adjust the content of the R/R to match some of the following specifics:

- \*Come up with a certain set of guidelines for promoting safety, maintaining property values and ensuring accessibility.
- \*Define key terms regarding Homeowner use of parking spaces.
- \*Sign Verbiage that should include any parking time limits on the signage that will be posted throughout the community.
- \*BOD to determine if March Meeting Agenda should be solely directed to this matter

Replacement Window Project: Approval of the current window replacement contract is on hold while the BOD reviews this year's contract. The BOD will also seek additional quotes from contractors.

**NEW BUSINESS**

2025 Pierce Road Shrub Replacement: BOD will defer this Landscaping matter until the weather improves.

ESS Patio Replacement Report: The BOD recently inspected patios and identified several homes needing replacement. Affected HOs will be notified and must submit an Architectural Request by May 1, 2025, with all work to be completed by July 1, 2025. (Governing Documents Article 3, Section #3)

**OPEN SESSION**

No questions from Homeowners. Meeting adjourned into Executive Session at 7:50 pm

**EXECUTIVE SESSION**

Violations

Delinquency Report

Legal Matters

**MEETING RECONVENED/MEETING ADJOURNED**

Regular Meeting reconvened and adjourned at 8:55 pm

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Signature

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Date