

**PARK PLACE OF ITASCA ASSOCIATION  
BOARD MEEING  
JUNE 5, 2025  
7:00 PM**

***CALL TO ORDER***

Meeting was called to order at 7:01 PM

***BOD MEMBER PRESENT***

Michael Wagner – President  
Marie DelGiorno – Secretary  
Kristan Limani – Director  
Marcia Weinstein – Director (*Via Zoom*)  
Tom Holden – Director

***BOD MEMBER ABSENT***

Michael Bernstein – Treasurer

***OLD BUSINESS***

**Parking:** Parking R&R Rewrite: – BOD will review/advise if there are any changes to the current verbiage. Order for placards is pending.

**Coach Light Proposal:** The three contractors revised their proposals. The additional information that was added included more details regarding the warranty information, confirmation that the lights will be caulked around three of the four sides, light bulbs from the existing fixtures will be installed in the new fixture's vs installing new ones, warranty information, Manager will be contacted if contractor encounters any unforeseen issues. New Light fixtures are currently housed in a warehouse.

Upon motion duly made and seconded the BOD agreed to award the contract to Choice Building Services. Motion was unanimously passed.

BOD will ask Contractor to provide a separate quote for replacing all bulbs with "dawn to dusk" lighting so all fixtures will have the same lighting.

**Retaining Walls:**

The BOD discussed some of the issues with several of the retaining walls throughout the complex. Mike Wagner will contact Steve Tillinghast and ask him to contact Brightview and request that he evaluate the 14 walls that are having erosion issues.

Mike Wagner will also discuss reimbursement for missed charges on services that Brightview provided in 2024 with Steve Tillinghast.

A Motion was made to reimburse Mike Wagner for payment of charges to the Website Contractor. Motion was unanimously passed.

Mike Wagner will also request for Steve Tillinghast to negotiate the cost of 2000 windows with Climate Guard. Mike Wagner will provide questions the BOD would like him to ask to negotiate a fixed price for the windows. Marcia Weinstein will confirm the number of windows that will be replaced.

The BOD will ask Management to contact Kasco regarding an extended warranty for the new fountains that were recently installed in both ponds.

***OPEN SESSION***

*Meeting went to open session at 8:02 pm*

Items discussed:

\*Railings on front steps of the raised ranches

\*PP Website layout. Mike Wagner will look at contract and report back.

\*Unit #148 advised landscaping request was not approved. HO requested shrubs be trimmed back.

Meeting adjourned into Executive Session at 8:09 PM.

***EXECUTIVE SESSION***

\*Unit #131: Legal action.

\*Unit #159: Patio Replacement

Meeting adjourned into regular session at 8:41 PM

***BOD MEETING RECONVENED/BOD MEETING ADJOURNED***

Upon motion duly made and seconded the BOD will request for KSN to proceed with litigation on the Estate for Unit #131. Motion was unanimously passed.

Meeting adjourned at 8:43 PM.