

**PARK PLACE OF ITASCA ASSOCIATION**  
**BOARD MEETING AGENDA**  
**THURSDAY, JUNE 19, 2025**  
**ITASCA PUBLIC LIBRARY**  
**START TIME - 7:00 PM**

**CALL TO ORDER**

Meeting was called to order at 7:00 PM

**ATTENDEES**

- Michael Wagner, President
- Michael Bernstein, Treasurer
- Tom Holden, Director
- Kristan Limani, Director
- Larry Schweizer, Director
- Marcia Weinstein, Director

**ATTENDEES NOT PRESENT**

- Marie DelGiorno, Secretary

**MANAGEMENT**

Steve Tillinghast, Manager, Foster Premier

**TREASURERS REPORT**

- May 2025 Financial Report - Mike Bernstein

Vote to approve the May financials were tabled. Mike Bernstein and Management need to discuss a few items within the financials. Financials will be approved at next meeting.

**SECRETARY'S REPORT**

- Meeting Minutes - June 5, 2025 Meeting Minutes

Upon Motion duly made and seconded the Board of Directors the Board approved the Meeting Minutes for June 5, 2025, was approved. Motion was passed. (5 – Yes and 1 – Abstention)

**OLD BUSINESS**

- The BOD continued the discussion regarding the new Parking Rules & Regulations . No vote was taken at this meeting. BOD will review updated information regarding this matter and will discuss at the next Board Meeting. (Kristin Lamani)
- Retaining Wall Repairs & Replacements Proposals (Steve Tillinghast)

Vote was tabled: Management will contact and ask Brightview for the following three proposals:

- 1) Proposal regarding repairs/maintenance to the existing retaining walls. Proposal to rank them from best, medium, to worst.
- 2) Proposal for units 181 – 189 Bay and 389 Bay Drive to have outcropping style retaining walls installed around their patios to address erosion and ensure owners can proceed with patio replacements.
- 3) Spigot Usage / Damage Responsibility Information BOD

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Upon Motion duly made and seconded the Board of Directors the Board approved ordering five water meters from Amazon at a cost of \$104.95. Motion was approved.

**NEW BUSINESS**

- Insurance Renewal Quotes & Comparison BOD

Upon Motion duly made and seconded the Board approved Community Associate Underwriters of America (C.A.U.) for a total premium cost of \$8,581.00. Motion was passed.

**ARCHITECTURAL REQUESTS**

- Architectural Request – 168 Bay Drive, Patio BOD  
TABLED. The Board would like to see images of the handrailing they're proposing to install to confirm if it matches the "likeness" of the other handrailing's within the Association. No vote taken at this time.
- Architectural Request – 159 Bay Drive, Garage Door BOD
- Architectural Request – 358 Bay Drive, Patio BOD  
Upon Motion duly made and seconded the Board approve the patio replacement at max size that is not to exceed 169 sq. feet. Motion was unanimously approved. Approval Letter will be released when owner submits their Indemnification Agreement.
- Architectural Request – 187 Bay Drive, Siding BOD  
Owner is required to provide the location on their home where they're proposing to replace siding. Also, the Board would like mgmt. to check with KSN to see if they can require neighboring units to replace their siding at the same time so that all will match.

**HOMEOWNER FORUM**

**START:** 8:35 pm - 8:50 pm

**EXECUTIVE SESSION**

**START** 8:56 pm

- Architectural Request (Unit #361)
  - Violations
  - Patio Replacement (Non-Compliance )
  - Delinquency Report
  - Legal Matters

**MEETING RECONVENED:** 8:56pm

**MEETING ADJOURNED:** 8:57pm