

**PLACE PARK OF ITASCA**  
**Board Meeting Minutes**  
**Thursday, July 10, 2025**  
**7:00 PM**

**CALL TO ORDER**

Meeting was called to order at 7:00 PM

**ATTENDEES**

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

**TREASURER'S REPORT**

- Motion was made and seconded to approve the May 2025 Financials as unaudited. Motion was passed.

**MANAGEMENT**

Steve Tillinghast – Foster Premier Management Company – Not Present

**OLD BUSINESS**

*Landscaping*

- Motion was made to approve payment for the Brightview Salt Invoice for \$3,800. Motion was approved to pay this invoice.
- Brightview 2025 Late Summer/Fall Aeration/Overseeding - due to an issue we had with the Spring Overseeding, Landscaper advised they would provide the Fall service at no charge. Management should request a Proposal for the 2025 late Summer/Fall Aeration/Overseeding at zero charge.
- Brightview Overseeding 2025 Spring Invoice remains unpaid. After BOD obtains the above zero charge for Fall aeration/seed proposal, Association will pay the outstanding balance for Spring overseeding
- Brightview Updates - Landscaper is working on Snow Contract, turf repair quotes, and retaining wall repair quotes. BOD should receive quotes in a few weeks.
- Retaining Walls: Landscaper will evaluate all retaining walls throughout the community and will get back to the BOD with his findings.

*Window Replacement*

- *Unit #344:* Upon motion duly made and seconded the BOD proposed the replacement of windows for this unit in the amount of \$5,889.96. Motion was approved.
- *Unit #168:* Architectural Request for Railing and Patio were declined. BOD will advise HO that replacement railing must match the other black rod iron railings that are installed throughout the community, so the overall aesthetic and commonality is present throughout the complex. The HO will be asked to resubmit their request for the patio and railing as separate requests.

- *Unit # 187:* Architectural request was deferred. BOD is requesting for additional information to be submitted. BOD is asking where material will be installed and for the HO to provide a sample of the actual slats that will be used for the replacement project.
- *Unit #282:* Architectural request has been deferred. BOD is not clear on how the area looks at present time and look at the area before any decision is made regarding this request.
- *Fountain Invoices:* Upon motion duly made and seconded the BOD approved payment for the invoice for the new fountains that were replaced in both ponds. Motion was passed. The BOD will not be requesting an extended warranty since the new fountains have a 3-year warranty.
- *Rules and Regulations:* BOD is reviewing the R&Rs. Some modifications will be made and presented at next BOD meeting.
- *Census Form:* The BOD will check with KSN regarding questions that were raised with the Census form and report back at next Board meeting.

#### **NEW BUSINESS:**

Upon Motion duly made and seconded to add to the Rules and Regulations that all units in Park Place are single-family residences thereby prohibiting multi-family occupancy. Motion was passed.

#### **EXECUTIVE SESSION**

- Rental Units
- Legal Matters
- Violations

#### **MEETING ADJOURNED**

BOD meeting adjourned at 8:55 PM.