

Park Place of Itasca Association
MEETING MINUTES
July 24, 2025 Board of Directors Meeting
Itasca Public Library
Start Time: 7:00 p.m.

Call to Order

The Board Meeting was called to order at 7:00 p.m.

Members' Present

Michael Wagner - President
Michael Bernsteain – Treasurer
Larry Schweizer – Secretary
Marcia Weinstein – Director
Kristan Limani – Director
Tom Holden – Director

Members Absent

N/A

Management Representation

Steve Tillinghast – Property Manager with Foster/Premier Inc.

Standard Business

A. Treasurer's Report

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved the June 2025 Financial Report at the time of the meeting as an unaudited statement.

B. Secretary's Report

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved the June 19, 2025 and July 10, 2025 Meeting Minutes as written at the time of the meeting.

Old Business

A. Continued Discussion on New Parking Rules

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors tabled this topic at the time of the meeting. More information is still needed to proceed.

New Business

B. Climate Guard Window Replacement Proposal

Upon a motion duly made, seconded, and approved by majority vote, the Board of Directors approved the proposal submitted from Climate Guard Windows & Doors in the amount of \$2,499.00 for the replacement of three total windows at this home. Board Member Mike Bernstein abstained from voting.

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C. Retaining Walls Repairs & Installations

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved the proposal submitted by Brightview Landscaping for the total amount of \$43,113.66 to repair and install retaining walls at the following addresses:

- 30 Bay Drive (new wall)
- 128 Bay Drive (new wall)
- 141 Bay Drive (new wall)
- 183 – 189 Bay Drive (new wall)
- 389 Bay Drive (new wall)
- 268 Bay Drive (new wall)
- 138 Bat Drive (repair)
- 148 – 150 Bay Drive (repair)
- 141 Bay Drive (repair)
- 199 Bay Drive (repair)
- 228 Bay Drive (repair)
- 288 Bay Drive (repair)
- 381-369 Bay Drive (repair)

D. Brightview Landscaping – Salt Damaged Repairs Proposal

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved the proposal submitted by Brightview Landscaping in the amount of \$10,296.37 for repairs to all “salt damaged turf” throughout the Association. Approved to be paid from the “2025 snow removal funds” from the budget.

Architectural Requests

A. 168 Bay Drive – Patio / Patio Steps / Patio Handrail Replacement

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors tabled this topic at the time of the meeting. The Board was not in approval of the handrailing the owner proposed and would like to see the standard black iron handrailing proposed.

B. 47 Bay Drive – Patio Raising

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved the request submitted from 47 Bay Drive to raise their patio to a proper level.

C. 283 Bay Drive – Shrub Replacement

Upon a motion duly made and seconded, the Board of Directors casted their votes on this matter which ended in a split decision. This topic did not pass therefore the request is not approved.

D. 286 Bay Drive – Storm Door Replacement

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved the storm replacement submittal presented from the owners of 286 Bay Drive at the time of the meeting.

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Homeowner Forum

At 8:17 p.m., the Board of Directors entered into the Homeowner Forum portion of the meeting. At this time the Board listened to all questions and concerns from the owners present. Upon fielding all questions and concerns from those in attendance, the Homeowner Forum was closed at 8:32 p.m.

Executive Session

The Board of Directors entered the Executive Session portion of the meeting starting at 8:33 p.m. At this time the current violations, delinquencies, and any legal matters were discussed.

Meeting Reconvene

Upon finalizing all discussions, the Board of Directors reconvened back into the regular Board of Directors meeting at 8:55 p.m.

Architectural Requests

A. 284 Bay Drive – Patio & Paver Repairs

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved the patio and surrounding paver work that was done at 284 Bay Drive.

B. 361 Bay Drive – Bush Planting on Side of Home

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved the bush planting work that was done on the side of 361 Bay Drive.

C. 361 Bay Drive – Arborvitae Planting Request

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved an Arborvitae to be planted on the side of 361 Bay Drive, however, the Board would like Brightview to confirm the species of Arborvitae is the proper type to plant in this location.

Adjournment

There being no further business for the Board to discuss, upon a motion duly made, seconded, and unanimously carried, the Board of Directors adjourned the July 24, 2025 Board of Directors meeting at 8:59 p.m.

Meeting Minutes submitted by Recording Secretary, Steve Tillinghast.