

Park Place of Itasca Association
MEETING MINUTES
August 21, 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 July 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 tabled the July 24, 2025 Meeting Minutes 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. Brightview Landscaping 2025 Summer Tree Proposal

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved the proposal submitted by Brightview Landscaping for the amount of \$2,653.73 for installing and removing trees from 50 Bay Drive, 181 Bay Drive, and 337 Bay Drive.

C. Brightview Landscaping Additions Proposal

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved the proposal submitted by Brightview in the total amount of \$575.46 for installing and removing plantings at 394/396 Bay Drive, 28 Bay Drive, and 372 Bay Drive.

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D. Brightview Landscaping Additions Proposal

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved the proposal submitted by Brightview for the total amount of \$15,451.54 for installing and removing plantings in multiple different locations throughout the Association.

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 approved the resubmittal this owner provided for their patio, patio steps, and patio handrail replacement.

B. 155 Bay Drive – Patio Raising Request

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors tabled this topic at the time of the meeting. The Board would like to inspect the area in person before proceeding.

Homeowner Forum

At 7:53 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 8:36 p.m.

Executive Session

The Board of Directors entered the Executive Session portion of the meeting starting at 8:37 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 8:53 p.m.

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 August 21, 2025 Board of Directors meeting at 8:54 p.m.

Meeting Minutes submitted by Recording Secretary, Steve Tillinghast.