

**Park Place of Itasca Association**  
**MEETING MINUTES**  
**September 18, 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 7:02 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 August 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<sup>th</sup>, August 21<sup>st</sup>, and September 9<sup>th</sup>, 2025 Meeting Minutes at the time of the meeting. The minutes were not prepared in time for 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.

B. Update on Brightview Snow Removal Proposal

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors tabled this topic at the time of the meeting. The Board needs to discuss this contract renewal further before proceeding.

C. Cedar Shake Siding Option for Wood Trim Replacement/Painting Project

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved to select the option of removing current cedar shake siding that's in good condition from up to two buildings, and using that material at locations where cedar shake siding is rotted and needs to be replaced. The locations where original cedar shake siding material is removed will be completed with new cedar shake siding material previously presented from Inside Out Construction.

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D. Coach Light Fixture Selection

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved to proceed with the light fixture that was installed at address 143 Bay Drive. Fixture is an “Allen +Roth Bellord 14.1 Inch Matte Black Hardwired Outdoor Wall Light”, Item# 5632021 / model# T230779-WC-7. Available through Lowes.

**New Business**

A. 2026 Budget First Draft

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors tabled this topic at the time of the meeting. The Board has more preparation to do before this topic can be voted on.

B. 2026 Sealcoating Quote

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors tabled this topic at the time of the meeting. The Board has more preparation to do before this topic can be voted on.

C. Wetlands Service Contract Renewal 2026 - 2027

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors tabled this topic at the time of the meeting. The Board has more preparation to do before this topic can be voted on.

D. Pond Service Contract Renewal for 2026 – 2027

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors tabled this topic at the time of the meeting. The Board has more preparation to do before this topic can be voted on.

E. Storm Sewer Rodding Proposal for 2026

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors tabled this topic at the time of the meeting. The Board has more preparation to do before this topic can be voted on.

F. 352 Bay Drive – Window Glass Replacement Proposal

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors denied the proposal submitted by Apex Window Werks for glass replacement at this home at the time of the meeting. The Board will look into window replacements as needed instead.

**Homeowner Forum**

At 8:13 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 8:23 p.m.

**Executive Session**

The Board of Directors entered the Executive Session portion of the meeting starting at 8:24 p.m. At this time the current violations, delinquencies, and any legal matters were discussed.

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**Meeting Reconvene**

Upon finalizing all discussions, the Board of Directors reconvened back into the regular Board of Directors meeting at 8:57 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 September 18, 2025 Board of Directors meeting at 8:59 p.m.

Meeting Minutes submitted by Recording Secretary, Steve Tillinghast.