

**PARK PLACE OF ITASCA ASSOCIATION**  
**BOARD MEETING AGENDA**  
**THURSDAY, OCTOBER 16, 2025**  
**ITASCA PUBLIC LIBRARY**  
**START TIME - 7:00 PM**

**CALL TO ORDER:** 7:00 PM CST

**MEMBERS' PRESENT:** Mike W, Mike B, Kristan, Tom & Larry

**October 2<sup>nd</sup> Meeting Minutes:**

Mike B made a motion to approve the October 2<sup>nd</sup> minutes, Tom 2<sup>nd</sup>, unanimous approval  
Unanimous approval

**Architectural Improvements**

23 Bay outside vent. Board approves on the condition that the homeowner will match the vent already installed to the left of where the new vent is proposed.

Mike W made a motion to approve, Tom 2<sup>nd</sup>, unanimous approval

**389 Bay Drive Patio Partial Reimbursement**

Michael Bernstein requested partial reimbursement for a sum of \$1446.67 to cover the damage caused to his patio due the lack of proper grading in the areas surrounding his patio. The total cost to replace the patio is \$4600.

Mike W made a motion to approve, Tom 2<sup>nd</sup>, Kristan & Larry voted in favor, Mike B abstained.  
Patio approved.

**Rules and Regulations**

Approval on hold. New Rules and Regulations need to be mailed to homeowners, posted on the PPI website and an e-blast to homeowners.

Steve to contact a sign company that may be able to produce the parking signage less expensive than the first quote.

**Snow Removal Contract**

Additional follow-up is needed regarding the new Brightview quote.

**2026 Budget & HOA Fees**

2026 HOA monthly fee will be \$305

Tom made a motion to approve the 2026 budget, Mike W 2<sup>nd</sup>, unanimous approval

Steve to mail the budget to all homeowners

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**New Business**

**Landscaping**

Brightview landscaping invoice #s reviewed 9496483 \$1554, 9533224 \$832.50 & 9389212 \$777  
Cesar's Tree Service estimate # 1250 for \$9700 reviewed. Mike W made a motion to approve,  
Tom 2<sup>nd</sup>, unanimously approved.

**Windows**

Climate Guard estimates on hold  
Steve to contact & escalate the ongoing delays

**Tree Removal**

254 & 284 Bay Drive have driveway damage due to tree roots. Received quotes from Brightview  
however Cesar's pricing should be more competitive.  
Steve to contact Cesar for to quote the removals.

**HOMEONWER FORUM START: 8:11 PM CST FINISH: 8:28 PM CST**

**EXECUTIVE SESSION: 8:29 PM CST**

**MEETING ADJOURNED: 8:55 PM CST**