

PARK PLACE OF ITASCA ASSOCIATION

Board of Directors Meeting Minutes

Thursday, November 6, 2025

7:00 PM

I. Call to Order

The meeting was called to order at 7:01 PM.

II. Roll Call

Board Members Present:

- Mike Wagner – President
- Mike Bernstein – Treasurer
- Marcia Weinstein – Director
- Kristan Limani – Director

Board Members Absent:

- Tom Holden
 - Larry Schweizer
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III. Reports

Treasurer's Report:

No report was given at this meeting.

Secretary's Report:

No report was given at this meeting.

IV. Old Business

1. New Parking Rules and Regulations

- Drafted Rules & Regulations will not be distributed until new parking signage is installed.
- Awaiting proposal from Hi Vis for comparison of sign costs.
- Sign installation postponed until next year due to low temperatures.

2. Snow Removal Contract

- Brightview Proposal #387100276 unanimously approved, pending KSN's review of full terms and conditions.

3. Window Update

- Climate Guard has been slow to install the last set of approved windows.
- The Board is requesting an update regarding delays before approving additional replacements.
- The BOD voted 3 in favor and 1 opposed to replacing partial windows at Units 352 and 23.

4. Brightview Tree Removal Quote

- The Board will request an additional quote from Caesar's before voting on the proposal.

5. IOC Wood Replacement Project

- IOC completing final touches to the property.
- An additional coat of paint requested for Unit 166's cedar shake.
- Clean-up phase to begin with removal of on-site dumpster, trailer, etc.
- Invoices to homeowners will be issued as a single batch with net 30-day payment terms.

6. Coachlight Update

- Dusk-to-dawn light bulb quote has been tabled.
- The Board unanimously approved the purchase of 180 additional fixtures from Lowe's for rear patio lights.
- Lowe's to be contacted to place the order, discuss storage options, and request a bulk-purchase discount.
- **Choice Building Services** to be contacted for:
 - Installation pricing (with potential discount for volume).
 - Caulking of all sample unit fixtures.
- A mailing will be sent to homeowners regarding the rear light change, with an opt-out form for those wishing to retain their current fixtures.

7. Unit 276 – Architectural Change Form

- The Board unanimously approved the Architectural Change Form submitted by Unit 276 for patio door replacement.

8. Board of Directors Open Position

- A mailing will be sent to homeowners announcing an open BOD position.
- Interested homeowners are invited to submit their interest in appointment consideration.

9. Landscaping

- The list of approved projects will continue to be updated to ensure completion of all work.

10. Investments

- CDs maturing on November 20th.
 - The amount to be reinvested will be determined after reviewing pending payments.
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V. Homeowner Forum

- **Unit 276:** Requested fall cleanup of perennials.
 - **Unit 143:** Requested trimming of viburnum bush away from the house.
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VI. Adjournment

Meeting adjourned at 8:00 PM.

VII. Executive Session

Opened: 8:02 PM

Topics Discussed:

- Hearing Discussion
- Violations
- Delinquency Report
- Legal Matters

Closed: 8:20 PM

VIII. Reopen Open Session

Reopened at: 8:21 PM

- The Board unanimously approved the removal of the fee related to the evening's hearing.
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IX. Final Adjournment

Meeting adjourned at 8:22 PM.