

PARK PLACE OF ITASCA ASSOCIATION
BOARD MEETING AGENDA

THURSDAY, November 20, 2025
ITASCA PUBLIC LIBRARY
START TIME - 7:00 PM

i. **Call to Order at 7:05 PM**

ii. **Roll Call**

Board Members Present

Mike Wagner – President
Mike Bernstein – Treasurer
Kristan Limani – Director
Tom Holden – Director
Larry Schweizer – Director

Board Members Absent

Marcia Weinstein

iii. **Treasurer's Report**

Financials presented.

The Board unanimously approved the Treasurer's Report.

iv. **Secretary's Report**

The board unanimously approved the meeting minutes from November 6th and October 16th noting the financials revision.

v. **Old Business**

Snow Removal Contact

Final contract revisions complete and Mike Wagner to sign the contract.

New Parking Rules and Regulations

Awaiting HiVi's proposal. Project pushed to Spring 2026.

Windows Replacements

Board requested a report of the year-to-date status. Foster Premier to follow up.

Honey Locust Tree Removal at 254/256 and 284/286

Board voted four in favor, one abstain, to approve the Cesar's quote.

Wood Trim Replacement and Painting Project

IOC will place notices on units that did not have front door painted advising of the date the door will be painted either opened or closed. No painting for the Homeowners who notified the Management Office that the door was new.

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December 2025 & Q1 2026 HOA Meeting Schedule

December 4, December 18 TBD, January 15, February 5, February 19, March 5, March 19,

vi. New Business

Coach Lights

Homeowners will be notified via mail that the rear coach lights will be replaced. Homeowners must notify the management company if they do not want their rear light replaced. Light bulb replacement will be revisited in the Spring of 2026.

vii. Homeowner Forum

viii. Adjournment

Meeting adjourned at 8:08 PM

ix. Executive Session

Opened at 8:10 PM

Topics Discussed

Violations

Delinquency Report

Legal Matters

Closed at 8:19 PM

x. Reconvene

Meeting reopened at 8:19 PM

xi. Final Adjournment

Meeting adjourned at 8:20 PM