

PARK PLACE OF ITASCA ASSOCIATION
BOARD MEETING MINUTES

Thursday, March 19, 2026
ITASCA PUBLIC LIBRARY
START TIME - 7:00 PM

i. Call to Order at 7:00 PM

ii. Roll Call

Board Members Present

Mike Bernstein
Kristan Limani
Marcia Weinstein
Larry Schweizer

iii. Treasurer's Report

February financials presented

Mike Bernstein made a motion to approve the February financials

Unanimously approved

Write Off of Interfund Receivable/Payable Balance

WHEREAS, the Association's 2024 compiled financial statements reflect an interfund receivable and payable

(Due To/From) balance between the Association's operating and reserve fund of \$103,777 (due to operating);

and

WHEREAS, management and the Board of Directors have reviewed the nature of the balance and determined

that it is in the best interest of the Association to write off the due to operating fund balance to properly reflect

the Association's financial position;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby authorizes management

to write off the due to operating fund balance in the amount of \$103,777 as of December 31, 2024, and to

authorize Cukierski & Associates (audit firm) to implement this adjustment on the 2025 audit.

BE IT FURTHER RESOLVED, that management shall ensure the write off is appropriately reflected in the

Association's financial statements and supporting documentation.

Adopted this 19th day of March, 2026 by the Board of Directors of Park Place Homeowners Association.

Mike Bernstein made a move to approve the \$103,777 from 2024.

Unanimously approved

PARK PLACE OF ITASCA ASSOCIATION
BOARD MEETING MINUTES

Thursday, March 19, 2026
ITASCA PUBLIC LIBRARY
START TIME - 7:00 PM

iv. Secretary's Report

March 5th Secretary's report was presented and a change to the language on the Old Business Coach Light section was needed.

Steve Tillinghast made a motion to approve the March 5 Secretary's report.

Unanimously approved.

v. Old Business

Coach Lights

The draft letter to the homeowners was reviewed. The letter outlines the project and process to opt out of the rear light replacement. The Board approved the letter with a reply by date of April 5, 2026.

Parking Signage

The style, language and color palate for the signs were reviewed and Fast Signs will provide a quote.

Windows Replacements

Phase 2 of the 2025 plan was reviewed.

Weather related issued delayed windows for multiple homes. The homeowners will be contacted to schedule the installation. The phase 2 list was reviewed.

Mike Bernstein made a motion to approve the remainder of 2025 Phase 2 replacements.

Unanimously approved.

Bright View Tree Care

The proposal to spray trees throughout the community was reviewed. The dates need to be corrected but the proposal itself is acceptable.

Mike Bernsterin made a motion to approve Brightview's tree care proposal.

Unanimously approved

2025 Landscaping

The 2025 landscaping list was presented and work not completed in 2025 will be scheduled in 2026.

299 Bay Drive's landscaping changes that were approved in 2025 were not completed due to weather / planting season. Brightview to be notified.

PARK PLACE OF ITASCA ASSOCIATION
BOARD MEETING MINUTES

Thursday, March 19, 2026
ITASCA PUBLIC LIBRARY
START TIME - 7:00 PM

vi. New Business

Upcoming Election

The nomination form will be mailed to all homeowners with a return date of April 10, 2026.

Patio Tracker

An updated patio tracking repair / replace list will be reviewed, and notifications will be sent to homeowner's if their patio still requires attention. Repair / replace details will be outlined in the letter.

Brightview Tree Spraying Proposal

The details of the proposal need to be corrected. Specifically, the dates. No action will be taken until a proper proposal is received and reviewed.

Front Door Painting

Most front doors have been painted, however there are still some that require paint. Notices will be sent to the homeowners who have not had their door painted.

vii. Homeowner Forum at 7:55 PM

viii. Meeting reopened at 8:12 PM

Coach Lights cont.

Foster Premier will order the coach lights.

West Fence

Repairs needed due to wind. Two Board member will evaluate the repairs needed.

ComEd Box

The hole near the ComEd box still has not been addressed by ComEd. Foster Premier will again contact ComEd to raise this issue.

ix. Open Session Closed at 8:20 PM

x. Executive Session opened at 8:12 PM

Topics discussed include legal matters, violations and fines.

xi. Reconvene at 8:17

xii. Final Adjournment at 8:17