

PARK PLACE OF ITASCA ASSOCIATION
BOARD MEETING MINUTES

Thursday, May 21, 2026
ITASCA Recreation Center
START TIME - 7:05 PM

i. Call to Order at 7:05 PM

ii. Roll Call

Board Members Present

Mike Wagner

Mike Bernstein

Tom Holden

Kristan Limani

Larry Schweizer

Members Absent

Marcia Weinstein

Foster Premier Management Representative

Steve Tillinghast

iii. 2026 Board of Directors Election

Two board positions were open, and two candidates submitted letters of intent.

The election was officially recognized after the required 20% quorum was met.

With two open positions and only two applicants, both candidates were elected by acclamation: Mike Wagner and Carolyn Yesensky.

iv. Homeowner Forum opened at 7:10 PM

Homeowners raised several topics, including landscaping concerns affecting individual properties and the community, as well as property-specific issues, citations, and status of the coach light project. Individual concerns should be reported to Steve Tillinghast for guidance and follow-up.

Homeowner Forum closed at 8:07 PM

Business Meeting called to order at 8:08 PM

v. Board Positions

Confirming the Board positions/roles deferred to the June 4 meeting.

vi. Treasurer's Report

The April 2026 financial report was presented.

Roof repair expenses exceeded the budget due to numerous repairs caused by heavy snowfall.

The board unanimously approved the April 2026 financial report.

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vii. Secretary's Report

May 7, 2026, meeting minutes were presented for board review and feedback. The motion to approve the minutes passed unanimously.

viii. Old Business

Parking and Signage

The Board discussed four viable options to address the parking problems throughout the community.

1. Make no changes to the newest draft of the Rules & Regulations (which have not yet been distributed to homeowners). Proceed with the original plan, including towing enforcement, placards, and signage.
2. Update the Rules & Regulations to require vehicle registration through the census form. Violations and fines would apply for noncompliance. No visitor parking signage would be added. Existing parking rules would otherwise remain unchanged.
3. Same as Option 2 but add signage identifying visitor parking spaces without any reference to towing.
4. Remove visitor parking rules entirely from the Rules & Regulations.

The Board agreed to pursue option number three.

Patio Replacement Tracker

Homeowners requiring patio repair or replacement have been notified. Questions should be directed at Steve Tillinghast.

Window Replacements

Homeowners whose windows were replaced in prior years have been contacted to confirm that all eligible windows were replaced. Most have confirmed completion, but a few responses are still pending.

Window Tracker

The window replacement tracking spreadsheet has been updated in preparation for the next round of replacements.

Wood Trim Replacement

Most reported wood replacement issues have been addressed. Steve Tillinghast is continuing to work through a few remaining items. Confirmed issues have been removed from homeowners' invoices, reported to IOC, and credits will be issued.

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Census, Insurance and Coach Light Opt out Form

Approximately 102 census and insurance forms and seven coach light opt-out forms have been returned.

Census and insurance forms are required under the Park Place of Itasca Rules and Regulations and must be submitted for compliance.

Landscaping

The Board acknowledged that Brightview has not been meeting expectations. These concerns have been raised and are being escalated to Brightview's management team.

ix. New Business

4th of July Planning

Three Board members met with the mayor and Village representatives to continue planning for the event. Rosemont police officers and community service officers will be stationed at the Devon Avenue entrance to verify whether homeowners and guests may enter the community. The validation process is still being determined. The Board also partnered with VIP Security, the same company hired by the Village for additional security and received fencing quotes from Brightview and United RentaFence for installation along Pierce Road.

A motion to approve the quote for three VIP security officers passed unanimously.

141 Bay Drive Landscaping Request

The landscaping request was reviewed. Three Board members voted in favor, one voted against, and one abstained. The motion passed.

PPI Insurance Renewal

Insurance quotes are being collected and reviewed. They will be presented for approval at the June 4 meeting.

2027 Budget

Board members should begin identifying items for the 2027 budget. A reserve study will also be conducted later this year, with the date to be determined.

x. Homeowner Forum Reopened at 8:41 PM

xi. Executive Session opened at 8:43 PM

Topics discussed include legal matters, violations, and fines.

xii. Final Adjournment at 8:59