

PARK PLACE OF ITASCA ASSOCIATION
BOARD MEETING MINUTES

Thursday, December 4, 2025
ITASCA PUBLIC LIBRARY
START TIME - 7:00 PM

i. Call to Order at 7:01 PM

ii. Roll Call

Board Members Present

Mike Wagner – President

Mike Bernstein – Treasurer

Tom Holden – Director (via Zoom)

Kristan Limani – Director

Larry Schweizer – Director

Marcia Weinstein

iii. Treasurer's Report

No financial report presented.

iv. Secretary's Report

The board unanimously approved the meeting minutes from November 20th.

v. Old Business

Windows Replacements

Completed units: 11, 43, 51, 53, 124, 132, 136 and 162. Scheduled in December: 138, 166, and 168.

Wood Replacement

Invoices have not yet been sent to the homeowners. Homeowners can expect to receive their respective invoice in January 2026.

Coach Lights and Dusk till Dawn Bulb Replacement

The Board is awaiting the fixture replacement proposal.

New Parking Rules and Regulations

Awaiting a quote from Fast Signs for the sign, post, and post caps. The Board would also like to see, in person, signage created by Fast Signs that are already installed in a surrounding community.

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vi. New Business

Adoption of the 2026 Budget

The Board unanimously approved the adoption of the 2026 budget.
Monthly payment books will be printed and mailed, in January of 2026.

December 2025 & Q1 2026 HOA Meeting Schedule

December 18 cancelled. eBlast will be sent to homeowners. January 15, February 5, February 19, March 5, and March 19. The Itasca Library will not accept reservations after April 1 due to meet room construction.

Common Area Maintenance

Concerns raised regarding snow removal on the Pierce Road sidewalk, curb repairs and gutter repairs. All these items should be maintained by the Village of Itasca. The Board will contact the mayor and public works director to discuss various concerns.

vii. Homeowner Forum

Snow piling at the corners of Bay Drive and Pierce Road are creating visibility issues. This issue will be raised with Brightview.

Positive feedback received regarding Brightview's snow removal. Specifically, BrightView's response to the significant snowstorm(s) and quality of clearing driveways.

viii. Adjournment

Meeting adjourned at 8:08 PM

ix. Executive Session

Opened at 8:10 PM

Topics Discussed

Violations

Delinquency Report

Legal Matters

Notifying homeowners of the December 18th meeting cancellation

Closed at 8:19 PM

x. Reconvene

Meeting reopened at 8:44 PM

xi. Final Adjournment

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Meeting adjourned at 8:45 PM