

PARK PLACE OF ITASCA ASSOCIATION
BOARD MEETING MINUTES

Thursday, August 6th, 2026

Itasca Public Library

Start Time - 7:00 PM

i. Call to Order at 7:01 PM

ii. Roll Call

Board Members Present

Marcia Weinstein

Carolyn Yesensky

Tom Holden

Kristan Limani

Larry Schweizer

Members Absent

Mike Bernstein

Mike Wagner

iii. Treasurer's Report

Treasurer's report is deferred to the August 20th meeting.

iv. Secretary's Report

July 16th, meeting minutes were presented for board review and feedback. The motion to approve the minutes passed unanimously.

v. Old Business

Updated Patio Replacement Tracker Discussion

The Board reviewed requests for additional time to address individual homeowner patios. The Board agreed to send one final certified-mail notice to homes that have not responded or are not yet compliant with the required patio repair or replacement.

A&A Paving Driveway / Walkway/ Stoop Proposal

Deferred to the August 20th meeting.

Updated 2027 – 2028 Landscaping RFP

RFP Timing and Vendor Selection

The Board asked Steve to proceed with the landscaping RFP so it can be issued after the next meeting. The goal is to have proposals ready for a September vote and October budgeting. The Board expects bids from a smaller landscaping company rather than a large contractor.

Watering Plan Language

The Board identified the need to include recommended watering plan language in the RFP. This was supported because current watering compliance is low and is affecting landscape quality. Steve will obtain the language needed.

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Update to Rules & Regulations & Vehicle Information Requirements

The Board agreed to use one annual census form for insurance and vehicle information instead of separate forms. The vehicle year field will be removed. The form should remain simple, include key vehicle details such as make, model, color, and license plate number, and be posted on the website for easy access.

The form will be required annually. Per the Rules and Regulations, fines may be assessed if the form is not returned as required.

The Board discussed adding fines to the Rules and Regulations for homeowners who fail to return the census and vehicle information. Members noted that this fine is new and has not yet been broadly communicated. The goal is to clearly inform homeowners that submitting the form is required to remain in compliance.

vi. New Business

2026 Storm Drain Project Proposal

Scope of Work and Cost Concerns

The Board reviewed Aquatic Ecosystems' proposal for storm drain work, including pipe repair and pond inlet cleaning. Members questioned why only certain inlets were included and asked whether other drainage areas should also be inspected and quoted. The repair work was considered a capital expense, while the cleaning was viewed as maintenance.

Cesar's Tree Service Proposals

Dormant Maintenance and Trimming

The Board reviewed Cesar's Tree Service proposal for dormant maintenance and trimming and viewed the work as routine cleanup rather than major removal. The Board approved the proposal as reasonable.

Estimate #1675, dated July 22, 2026, for \$6,800 was unanimously approved.

Estimate #4065, dated July 29, 2026, for \$4,065 was unanimously approved. The Board noted that the 284–286 photo showed the wrong tree; the correct tree is located between the 284 and 286 patios. The Board also reviewed a related proposal for tree removals, pruning, and stump grinding near several units and agreed to confirm any mislabeled locations before final approval.

Patio Architectural Requests

Unit 256 Patio Replacement

The Board unanimously approved the patio replacement request for Unit 256. The proposed dimensions were reviewed and appeared to be within the allowable limits. Members also noted the need to avoid unnecessary permit-related delays.

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Unit 358 Patio Replacement

The Board also unanimously approved the patio replacement request for Unit 358. The replacement matches the existing dimensions, and the submitted paperwork appeared complete. Both requests were considered routine architectural approvals.

Windows Update

Status of Current Window Program

Steve has signed contracts and paid deposits for the previously missed window units, and the Board confirmed that the delayed work is now moving forward. Members also agreed that future minutes should avoid describing any windows as “better” and should instead refer to them as comparable or more comfortable.

Vendor Comparison and Pricing

The Board compared Climate Solutions with other brands, including Advanced, Andersen, Pella, and Marvin. Climate Solutions was viewed as a reliable, cost-effective option.

Partial Completions and Next Steps

Steve to provide a list of homes with partially completed window work so those units can be finished with the same window type and avoid mixed product lines. The Board also requested a list of the next units totaling approximately 500 windows to help determine how much work can be completed this year.

Homeowner Forum opened at 8:23 PM

No homeowners in attendance

vii. Executive Session opened at 8:23 PM

Topics discussed include legal matters, violations, and fines.

viii. Reconvene at 8:27 PM

The Board of Directors approved to turn the home with the damaged garage door that was discussed during the Executive Session, over to Kovitz, Shifrin, Nesbit LLC, for further resolution.

ix. Final Adjournment at 8:32 PM