

PARK PLACE OF ITASCA ASSOCIATION
BOARD MEETING MINUTES

Thursday, September 3rd, 2026

Itasca Public Library

Start Time - 7:00 PM

i. Call to Order at 7:01 PM

ii. Roll Call

Board Members Present

Carolyn Yesensky

Kristan Limani

Larry Schweizer

Mike Bernstein

Mike Wagner

Members Absent

Marcia Weinstein

iii. Treasurer's Report

Deferred to September 17th, 2026 meeting

iv. Secretary's Report

The August 20, 2026 meeting minutes were presented for review. The Board approved the minutes. Four members voted in favor and one member abstained.

v. Architectural Review:

372 Bay – Garage Door Repair

Approved unanimously, provided the replacement panels match the style and color of the existing panels. The Board also discussed the incomplete contractor information included with the request.

398 Bay – Patio Replacement

The Board discussed the submitted dimensions and matching materials. Clarification was requested because portions of the submission were unclear.

328 Bay – Patio Replacement

The patio replacement was approved after the Board confirmed that the dimensions were already on record and the work had been approved previously.

vi. Old Business

Coach Lights

The Board reviewed progress on the coach light replacement project, which was estimated to be approximately halfway complete. Installation time has varied by unit because of differing electrical conditions and fixture adjustments.

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Updated Patio Replacement Tracker Discussion

The Board discussed the patio replacement tracking process. Notices are delayed and will be sent at a date TBD.

A&A Paving Driveway / Walkway/ Stoop Proposal

The Board discussed seal coating, walkways, stoops, and related repairs. Seal coating is included in the reserve study and was discussed as a potential spring project. The Board agreed to wait for the revised reserve study before proceeding with larger maintenance items that may be affected by updated findings.

Updated 2027 – 2028 Landscaping RFP

The Board discussed reserve-related maintenance priorities and the possible reallocation of unused landscaping and watering funds. Potential uses included wall repairs, signage, walkway repairs, and additional tree work.

Update to Rules & Regulations Amendments

The Board approved and adopted the updated parking-related Rules and Regulations. A follow-up letter or e-blast will explain the requirements, include the vehicle registration form, and provide a 30-day return period. The form will be updated to reference the applicable rule sections. The Board also reviewed an online registration option for vehicle and guest-parking requests.

Storm Drain

The Board reviewed the storm drain proposal for clearing pond inlets and addressing a damaged or disconnected pipe. Work had begun following an on-site review. A revised or expanded proposal is expected to address the broader scope, including inlet cleaning and riprap-related needs. The Board noted that the final maintenance cost may exceed the initial estimate.

Windows Update

The Board discussed moving forward with a new window manufacturer and installer while awaiting formal rider language from legal counsel. The agreement should clearly assign responsibility for measurement errors, transportation or installation damage, and property damage identified during the work.

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vii. New Business

Collection Policy Requirement

The Board reviewed the updated collection policy and discussed the interest language contained in the declarations. Because the Board questioned whether a policy can override declaration language, legal counsel will be asked to confirm the appropriate wording before the policy is finalized within the required adoption timeline.

2027 Budget First Draft

The Board reviewed the first draft of the 2027 budget using historical averages and current spending. Final reserve transfers may change after the revised reserve study is received. The Board agreed that erosion control and similar capital expenses should be addressed through reserve allocations rather than separate operating budget lines.

Survey Pricing

The Board discussed obtaining a survey to establish property lines before authorizing tree-related work near the neighboring association.

228 Bay Drive Wall Repair

The Board approved BrightView's \$17,287.73 proposal for the wall repairs (Service Order 8995700; Job 387100276).

viii. Homeowner Forum opened 8:44 PM

No topics

ix. Executive Session opened at 8:45 PM

The Board discussed confidential legal matters, including legal fees, fines, and related enforcement issues. Any required action was taken after the Board reconvened in open session.

x. Reconvene at 8:58 PM

xi. Final Adjournment at 8:59 PM