

**SPRINGFIELD PARK PLACE CONDOMINIUM
ASSOCIATION, INC.**
*Open Meeting Minutes
June 15th, 2022
6:00 PM in the Clubhouse*

Members in Attendance:

Mark Stanziale, President
Gene Bell, Vice President
James Bhasin, Treasurer
Bobbee Mulvee, Director
Vincent Gilstrap, Director
Kristine Chocallo, Community Manager, Via Zoom
Jeff Diehl, Superintendent

Residents in attendance- Approximately 15

I. Call to Order – 6:00 PM

II. President's Report- Mark Stanziale, President

- Project Updates: The siding project is about 97% complete with 3 buildings remaining for Spring 2023. The near completion of this project opens the association to work on other projects like replanting/regrading, retaining walls, privacy walls, roofs, etc. Projects are always budget dependent and the projects for 2023 will be decided in the 4th quarter of 2022 while preparing the budget.
- Gates: The rear and front gates are fully operational. While we are still collecting and entering data daily, the gates are running smoothly. If you have any issues with your tag, please reach out to management.

III. Manager's Report- Kristine Chocallo, Community Manager

- Kristine Chocallo is still managing the association during the manager transition. Please continue to reach out to management by emailing info@springfieldparkplace.com or Kristine.Chocallo@fsresidential.com. There will be a manager in the office two days a week between 11AM and 1PM. The office will be open Tuesday and Thursday the week of June 20th. During this time residents can stop by to have their pool passes validated.
- Site walk-throughs were conducted and many residents received violation notices to make a repair or replacement to garage doors, screens, front doors, etc. 75% of residents have complied and completed the repairs while others have not. Please make the requested repairs by the date provided to avoid being fined.

- By Design Landscaping planter box concrete install proposal for \$6,000 was approved unanimously by the Board.

IV. Financials- James Bhasin, Treasurer

- Health of community-The association is currently in good standing financially. However, inflation is real and poses a threat should it continue. While the board never wants to plan for an increase, fees may increase for 2023. Planting of decorative shrubbery will be placed on hold while the association handles emergency repairs. Please pay maintenance on time; It is crucial that all residents pay their dues as collections is timely and costly.
- 2022 Capital project spend to date was approximately \$600,000. The capital account is funded monthly and is healthy.

V. Social/Pool Committee – Gene Bell, Vice President

- Status on upcoming events-The list of events can be found on springfieldparkplace.com. There will be several events sprinkled throughout the summer season: movie night, game night, adult swim, etc. We hope to see everyone there.
- 2022 pool season-Hudson Pool is the managing agent for the pool this 2022 summer season.

VI. SPP Real Estate Market Report-Bobbee Mulvee, Director

- Sales/Resales – Units are moving well at above cost.

VII. Adjournment

- The meeting was adjourned at 6:40PM.

Respectfully submitted by Kristine Chocallo, FirstService Residential