

**SPRINGFIELD PARK PLACE CONDOMINIUM
ASSOCIATION, INC.**
*Open Meeting Minutes
September 21, 2022
7:00 PM in the Clubhouse*

Members in Attendance:

Mark Stanziale, President
Bobbee Mulvee, Vice President
James Bhasin, Treasurer
Vincent Gilstrap, Secretary
Eleonora Ryan, Community Manager
Jeff Diehl, Superintendent

BDL Representatives:

Ryan Weier, BDL Landscape
Patrick Cramer, BDL Landscape

Residents in Attendance: Approximately 20

I. Call to Order – 7:03 PM

II. President's Report - Mark Stanziale, President:

- Introduction: Mark Stanziale introduced Eleonora Ryan as the new property manager.
- Contractor Presentation: Ryan Weier and Patrick Cramer from BDL Landscape presented an overview of the projects to be completed end of 2022/ beginning of 2023. The presentation detailed a site-wide revitalization plan to address the overgrown and declining plants and vegetation throughout the community. This plan will follow the grading and drainage project. We will have a more detailed replanting schedule in the early Spring of 2023. Due to the drought, BDL Landscape is assessing and removing anything we lost during the harsh conditions of the summer.
 - A). Winter tree pruning includes trees hanging over roof lines and decks/patios for the health of the buildings.
 - B). Mulch reduction.
 - C). Grading and drainage–soil reduction at foundations and tying gutters into the underground drainage system.
 - D). Removal of old-grown vegetation and replanting back to juvenile plants.

III. 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.
- Discussed and approved the 2021 Audit.
- Township reassessment reduction of Real Estate taxes; if you have not received notification, please reach out to Springfield Township Tax Collector/Office.

IV. SPP Real Estate Market Report - Bobbee Mulvee, Director:

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

V. Structural Project:

- Mark Stanziale discussed structural foundation issues and why they are the Association's responsibility to remediate repairs both to the interior and exterior in accordance with (governing documents) and bylaws.

VI. Board Approval / Motions – Motion to approve the following projects by Mark Stanziale, second by Vincent Gilstrap, motion carried, all in favor.

Landscape Work:

- | | |
|--|----------|
| • Concrete Walkway | \$2,200 |
| • (2 Units) Electrical Trench Work | \$1,000 |
| • Building drainage remediation (Bldg. 18, 21, 24) | \$67,000 |
| • Winter Pruning of roof lines/bldg. areas | \$26,000 |

Electrical Work:

- | | |
|--|---------|
| • Install circuit outdoor lighting/8 basements | \$3,800 |
| • Electrical work | \$2,500 |

National Contractors' Work / Final Phase:

- | | |
|--|-----------|
| • Siding replacement Bldg. 400, 2300, 2400 | \$226,772 |
| • BDL removal planter box remediation | \$17,000 |

FWH Associates Engineering Scope:

- | | |
|---------------------------------------|---------|
| • Topographic survey | \$3,200 |
| • Preparation of retaining wall plans | \$4,200 |
| • Bid solicitation | \$2,000 |

Jesan Construction Work:

- Foundation repair & remediation **\$26,000***

***Motion to approve Jesan work not to exceed \$30,000 Mark Stanziale, seconded Vincent Gilstrap.**

VII. Managers' Report - Eleonora Ryan:

- National Contractor on-site finishing the last phase of the Hardie plank siding project.
- BDL Landscape finishing the last phase of the masonry planter removal and remediation of the area.
- Last weekend of pool opening for 2022 – thank you for a successful season looking forward to seeing you all in 2023.

VIII. Adjournment:

- **The meeting was adjourned at 8:21 PM.**

Respectfully submitted by Eleonora Ryan, FirstService Residential