

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

**Members in Attendance:**

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

**Guests:**

Matthew Carter, FSR, Regional Director

**Residents in attendance-** Approximately 9 residents

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**I. Call to Order – 7:01 PM**

**II. President’s Report - Mark Stanziale, President:**

- Introduction: Eleonora Ryan introduced current Board of Directors
- Certification of Proxies – Quorum for Election is 25% - we collected over 90 votes as we have reached quorum.
- Proof of Notice – Monica Denton (Welcome Link) certifies that certificate of mailing went out on 10/17/22.
- Annual Meeting Minutes – December 15, 2021 – **was approved by Mark Stanziale, 2<sup>nd</sup> by Bobbee Mulvee, all in favor, motion carried.**
- Insurance Renewal with Brown & Brown Agency – **was approved by Mark Stanziale, 2<sup>nd</sup> by James Bhasin, all in favor, motion carried.**
- Term - Mark Stanziale was ratified to serve Eugene Bell’s term for 2023. **Motion approved by Bobbee Mulvee, 2<sup>nd</sup> by Vincent Gilstrap, motion carried, all in favor.**

**III. Financials - James Bhasin, Treasurer:**

- October 2022 Financials – **was approved by James Bhasin, 2<sup>nd</sup> by Bobbee Mulvee, all in favor, motion carried.**

**IV. Managers’ Report, Eleonora Ryan:**

- Election Results – 3 top votes, James Bhasin, Vincent Gilstrap, Michelle Harkavy certified winners of the election.

**V. Structural Projects Completed:**

- Motion to approve (9/21/22) the following projects by Mark Stanziale, 2<sup>nd</sup> by Vincent Gilstrap, all in favor, motion carried.
- Electrical work – Install circuit outdoor lighting/8 basements - \$3,800
- Electrical work – Units 101 & 307 – Re-attach two meters - \$1,500
- Siding project – Siding replacement Bldg. 400, 2300, 2400 - \$226,772
- Landscape work – Winter pruning project - \$ 26,000
- Landscape work – BDL planter box - \$17,000
- Landscape Work – Units 3508 – 3509 – Trench work - \$3,500
- Landscape Work – Unit 902 concrete walkway - \$2,200
- Jesan work – Foundation repair & remediation (Unit 2201) - \$26,000
- FWH Associates – Awaiting topographic survey, preparation of retaining wall plans, bid solicitation - \$9,400

**VI. Painting Project:**

- Electrical Meter Boxes (11/2/22) **approved by Mark Stanziale, 2<sup>nd</sup> Vincent Gilstrap, all in favor, motion carried.**

**VII. Adjournment:**

- **The meeting was adjourned at 8:20PM.**

Respectfully submitted by Eleonora Ryan, FirstService Residential