

**SPRINGFIELD PARK PLACE CONDOMINIUM  
ASSOCIATION, INC.**  
*Open Meeting Minutes  
Sept 20th, 2023  
7:00 PM in the Clubhouse*

**Members in Attendance:**

Mark Stanziale, President  
Bobbee Mulvee, Vice President  
Vacant, Treasurer  
Vincent Gilstrap, Secretary  
Michelle Harkavy Trustee  
Kamilah Alexander, Community Manager  
Jeff Diehl, Superintendent

**Residents in attendance-** Approximately 14 residents

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- I. Call to Order - 7:01 PM**
- II. Management Report**
  - DCA Updates – 136 units in noncompliance for the following violations (Remove propane grill from under building overhang and placed min 5ft from exterior wall/ porch/balcony, carbon monoxide, & smoke detectors).
- III. Approval Of Meeting Minutes**
  - Approval of meeting minutes held on June 21st, 2023 Motioned to approve By Mark Stanziale, 2<sup>nd</sup> by Michelle Harkavy
- IV. Legal:**
  - Bylaw amendments Results – Passed (Rulemaking Authority, Deductible Apportionment, Enforcement Cost, Electronic Notices)
- V. New/ Unfinished Business:**
  - 2023 DCA Inspection Fee- Covered by the Association \$8.606 Motion to Approve Bobbee Mulvee, 2<sup>nd</sup> by Mark Stanziale
  - Firstservice Residential Management Contract renewal- \$140,504.25 Motion to approve Mark Stanziale, 2<sup>nd</sup> by Bobbee Mulvee
  - Carmona Pool Contract 2024- \$38,500 Motion to approve Mark Stanziale, 2<sup>nd</sup> by Vinny Gilstrap
  - Grand Sanitation Contract Renewal 2024-2026- Motion to approve Vinny Gilstrap, 2<sup>nd</sup> by Bobbee Mulvee
- VI. BDL Landscaping:**
  - 2023 BDL- Mid Season Evaluation- Motion to approve \$2,545 Mark Stanziale, 2<sup>nd</sup> by Bobbee Mulvee
  - Additional Allen block for pool steps- Motion to approve \$465.00
  - Replace battery Controller (Unit 311 & 3110) Motion to approve \$675

**VII. Board Treasure**

- Treasure position filled by Ed Marfehka. Motion to approve Mark Stanziale, 2<sup>nd</sup> by Bobbee Mulvee

**VIII.**

**Adjournment**

- Meeting adjourned at 7:32 pm

Respectfully submitted by Kamilah Alexander, FirstService Residential