



Springfield Park



OPEN BOARD MEETING MINUTES March 19, 2025

Director's Present:

Deborah Rosenthal - Director
Barbara Mulvee - Director
Mark Stanziale - President/Treasurer
Edward Marhefka - Vice President/Treasurer
Vincent Gilstrap – Secretary

Additional Attendees:

Jeff Diehl and Jeanine Whalen

CALL MEETING TO ORDER

Mark made a motion to open the meeting at 7:05 pm, the motion was seconded and all were in favor.

ROLL CALL

Present at the meeting were Board of Directors; Mark Stanziale, Bobbie Mulvee, Vincent Gilstrap, Deborah Rosenthal, and Ed Marhefka
Present from the Association were Jeff Diehl and Jeanine Whalen from FirstService Residential

APPROVAL OF PREVIOUS MEETING MINUTES

Vinny made a motion to approve the Executive Meeting minutes from December 18, 2024 the motion was seconded and all were in favor.

FINANCIALS

Mark explained that there is new legislation regarding mulch not being permitted to be placed close to combustible materials. There is enough funding left over in the 2024 snow budget to absorb \$100,000 of the \$154,000 cost. The remainder will come out of Association reserves. Vinny made the motion to approve amending the budget as needed to fund the Mulch Removal Project. The budget amendment would take any surplus snow funds and use \$100,000 to partially fund this project. The balance will be funded by the Association Reserves funds. Bobbie made the motion to approve, the motion was seconded and all were in favor. The motion was second and all were in favor, the motion passed.

NEW BUSINESS

Pool Salt Generator

Mark made a motion to approve the Carmona replacement of two salt generators at a cost not to exceed \$8,000. The motion was second and all were in favor.

Pool Shower

Vinny made a motion to replace the galvanized steel piping at the exterior pool shower piping needs to be changed from galvanized steel for a cost of \$2,750.00. The motion was second and all were in favor.

Pool Stairs

Tabled for 2026

Pool Drain Covers

Tabled for 2027

Pool Validation

Will begin in April and follow the same system as last year.

Mulch Removal Project

The Board explained the New Jersey law that was passed in April 2024 which requires the removal of mulch in two areas: Between garages at the meter boxes and planting beds that are within 1 inches of combustible material: Decks & Siding. The law has a deadline of April 30, 2025 to comply. No extensions are being given. The nuance of this law requires two different landscaping proposals as mulch must be removed and replaced with Delaware river rock at the buildings for a cost of \$154,700 and in a separate area 'cut outs' will be made to remove the mulch between the garages and replaced with skinny Japanese maple trees for a cost of \$8,850. Mark made a motion to approve the mulch removal details, the motion was second and all were in favor.

Dead Tree Removal

Bobbie made a motion to approve the By Design Landscaping proposal to remove four dead trees at a cost of \$2,850, the motion was second and all were in favor.

OLD BUSINESS

Rules, Regulations, Resolutions and Amendments

DRX

Due to two dryer vent fires in 2024, the Association sought to strengthen the existing Dryer Vent resolution to provide the dryer vent cleaning and chimney inspection vendor at a discounted rate. The vendor, DRX, has developed a proposal

DCA Violation Fees

The Department of Community Affairs has issued the Association a penalty of \$2,123 for violations found on the DCA inspection that started in 2023. This unbudgeted expense will be split amongst the unit owners that were found to be in violation.

Tennis Court(s)

A start date should be available in the next two weeks.

ADJOURNMENT

Mark made a motion to close the meeting, the motion was seconded and all were in favor. The motion passed and meeting closed at 7:45 pm