



# Annual Open Meeting and Election Minutes

## December 17<sup>th</sup>, 2025

- Meeting was called to order at 7:00pm
- Present:
  - Mark Stanziale
  - Edward Marhefka
  - Bobbee Mulvee
  - Vincent Gilstrap
  - Deborah Rosenthal
  - David Merrit – Legal Team
  - Matthew Carter- FirstService Residential Regional Manager
  - Jeanine Whalen- Property Manager
  - Jeff Diehl- Project Manager
- Absent
  - Noone
- Elections
  - David Merrit explained the election process and called for three volunteers to help count votes. At this point, David, Matt and the two volunteers went in the back room to count the votes in envelopes dropped off or mailed to the office. The results of simply voting had already been printed out. David explained the section in the Amendment to remove Run Off Elections had passed.
- Financials
  - Ed Marhefka gave a year in review as follows:
    - FY 2025 Commentary**
      - Overall, the financial stability of Springfield Park Place remains strong with \$1.4 million in reserves.
      - Various capital projects continued throughout the year which included, among other things, improvements to decks, chimney caps, cement work, drainage, landscaping, tennis/pickleball courts and cement work.
      - The capital improvement projects were completed within budgeted cost targets and completed on a timely basis.



- The community and financials have benefited from the successful resolution of outstanding debts with a couple of delinquent properties.
- Approved a 1 ½ percent increase in HOA fees which we have been told by service providers is by far the lowest YOY increase of any HOA they work with.
  
- New Business
  - Items Ratified by SPP Board
    - Amended 2026 Budget
    - Amendment to Remove Run-off Elections
    - Amendment (Adjournment) to add Pickleball as an Amenity.
    - 2026 Capital Projects – Budgeted
      - 40 Decks selected by FWH engineering expected total \$360k – National Construction
      - Deck Project-Permits and drawings not to exceed \$10k – FWH / Town of Springfield
      - Grading and drainage as part of the deck project- \$120k - BDL
      - Chimney Caps- 40-45 not to exceed \$50k - National Construction
      - Concrete-\$50k – BDL
  - 2026 Deferred Maintenance Projects
    - Privacy walls (2) and railings (3)- \$25k - National Construction / BDL
  - Election Results
    - David Merrit announced the election winners: Marck Stanziale, Ed Marhefka and Deborah Rosenthal were re-elected to the Board for two (2) year terms.
  
- Open session
  - Residents asked questions and the Board answered.