



Springfield Park



OPEN BOARD MEETING MINUTES June 24, 2026

Director's Present:

Barbara Mulvee - Director
Mark Stanziale - President/Treasurer
Edward Marhefka - Vice President/Treasurer

Director's Not Present:

Vincent Gilstrap – Secretary
Deborah Rosenthal - Director

Additional Attendees:

Jeff Diehl and Krista Bell

CALL MEETING TO ORDER

Mark made a motion to open the meeting at 7:01 pm, the motion was seconded and all were in favor.

OPENING STATEMENT

President Mark Stanziale announced that Jeanine Whalen will no longer be with Springfield Park Place Condominium Association. The Board thanked Jeanine for her service to the community and wished her well in her future endeavors.

Mark also announced that Andrew Hevia will be joining the community as the new Property Manager, effective tomorrow. The Board welcomed Andrew and looks forward to working with him.

ROLL CALL

Present at the meeting were Board of Directors; Mark Stanziale, Ed Marhefka, and Barbara Mulvee. Absent from the meeting were Vincent Gilstrap and Deborah Rosenthal. Present from the Association were Jeff Diehl and Krista Bell

APPROVAL OF PREVIOUS MEETING MINUTES

Mark made a motion to approve the Open Meeting minutes from March 18, 2026, Bobbee seconded, all were in favor.

FINANCIAL UPDATE

Ed provided the Treasurers Report:

SPP community continues to be in a strong financial position with a breadth of capital projects completed again in 2025 and a strong pipeline of capital projects budgeted for and underway in 2026.

SPP has \$1,841,102 in reserves, operating cash and deferred maintenance, as follows:

- Operating - \$215,642
- Reserves - \$84,999
- Loans - \$626,459
- Cash - \$914,002

Your Board has recently voted on and approved additional expenditure for 2026 totaling approximately \$150,000 as follows (costs approx.):

- soft power washing of the buildings (\$71k)
- crack filling and line striping of roads / parking areas (\$20k)
- pavers for the new clubhouse patio (\$10k)
- railings (\$49,754)

NEW BUSINESS

- **Pickleball Amendment Passed**
- BBQ Save the Date – July 18th
- Mark made a motion to approve Gate House Heater at a cost of \$846.13. Bobbee seconded the motion and all were in favor.
- **New Vendors** : Mark made a motion to approve the following vendors:
 - Costa & Son Plumbing
 - Miranda Electric
 - American Power WashingEd seconded and all were in favor.
- **IWS/Grand Sanitation Update:** Mark made a motion to approve the change to Westfield Dispose-All beginning January 1,2027. Ed second and all were in favor.
- **Pool 2026**
 - **Pool Ladders:** Details of the replacement of 2 pool ladders were discussed by Mark. Mark made a motion to approve the replacement from Loeffler Pools at a cost of \$2,345.75. The motion was second and all were in favor.
 - **Hot Water Heater Replacement:** Hot Water Heater covered under warranty and Labor Cost TBD. Mark made a motion to approve. The motion was second and all were in favor.
- **Copier** (One Source Mgt.): Association has switched to One Source Management at the cost of \$158.87/month with savings of \$100/month.
- **Building Power Washing** at the cost of (\$71,000)
- **Gate Operator** – Ed made a motion to approve repair to resident side, not to exceed \$9,000. Mark seconded and all in favor.
- **Loan Against Escrow**
 - i) **Asphalt Maintenance** (\$19,988.99 after tax)
 - (1) **Crack Filling** (\$5,625.00)

(2) Patch & Repairs (\$9,789.00)

(3) Line Striping (\$3,333.00)

b) Railings and Concrete (\$49,754.00 after tax)

- **Amazon Key** - RFID has been installed. Delivery will be mapped to exact location.

Tree Removal: Ed provided the details behind removal of damaged trees, not to exceed \$10,000.00. Any tree removed would be replaced with another tree. Ed made a motion to approve, Mark seconded, all in favor.

Mark announced that office hours will be Monday through Thursday 8 am – 4 pm.

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 8:15 pm