



Springfield Park

OPEN BOARD MEETING MINUTES September 16, 2026

Director's Present:

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

Director's Not Present:

Vincent Gilstrap – Secretary

Additional Attendees:

Jeff Diehl and Krista Bell

CALL MEETING TO ORDER

Mark made a motion to open the meeting at 7:00 pm, the motion was seconded and all were in favor.

OPENING STATEMENT

President Mark Stanziale announced that Andrew Hevia is no longer with FirstService Residential. The interview process for a replacement is currently underway. In the interim, Krista Bell will be assisting the community with management-related matters.

ROLL CALL

Present at the meeting were Board of Directors; Mark Stanziale, Ed Marhefka, Barbara Mulvee, and Deborah Rosenthal. Absent from the meeting was Vincent Gilstrap.
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 June 24, 2026, Ed seconded, all were in favor.

FINANCIAL UPDATE

Ed provided the Treasurers Report:

Springfield Park Place remains in a strong financial position, with numerous capital projects completed in 2026 and a robust pipeline of projects budgeted and underway for 2027.

SPP has \$3,252,419 in reserves, operating cash, and deferred maintenance, as follows:

- Operating - \$160,846
- Reserves - \$1,240,649
- Loans - \$1,742,567
- Cash - \$108,357

NEW BUSINESS

- Westfield Dispose-All - Service will begin on January 4, 2027
- IWS/Grand Sanitation – Service ends December 31, 2026
- Mark made a motion to approve the gasket replacement and pool heater repairs proposed by Loeffler Pools. Bobbee seconded the motion, and the motion carried unanimously.
- Trivia Night is on Saturday October 17th in the Clubhouse from 7 pm to 9 pm
- Meet the Candidate with Michael Silbert will be on Wednesday September 23rd at the Springfield Park Place Pool.
- **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.
- **Loeffler Pools**
Two proposals have been sent:
Caulking around the pool for \$4,47.07
Plumbing for more efficient interchange between Heater and Cool Water pumps for \$1,692.14

MOTION MADE and APPROVED. Mark made motion, Ed seconded; All agreed

- **Tree Removal** – there is a tree, location not exactly specified other than being on the county line between our properties near the retention basin. Cost is \$2k to remove it. Mark has decided that the town/county should handle it.

MOTION MADE AND APPROVED. Mark made motion; Deborah seconded; all agreed.

- Trees near 900 parking area -two trees near 907 unit in parking area cost \$1060 to re-stake it and the one next to it. The trees were determined by BDL to still be viable despite the leaning.

MOTION MADE AND APPROVED. Mark made motion; Bobbee seconded; All agreed.

- Gutter and Roofing Work from \$2,537.68

MOTION MADE and APPROVED Mark made motion, Ed seconded; All Agreed.

- Ed explained 35 more decks have been completed, and 22 remaining.

THINGS TO DISCUSS

- Replacing the steps by the pool entrance with a ramp.
- Kitty Committee

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 8:10 pm