

# Village of Fountainview Zoom Monthly Council Meeting. August 12, 2020

Attending: Pat Hagan, Dennis Duckett, Patty McNelis, Mel Wenneman, Bill Scheper, Nancy Balogh and Karen Baker.

Secretary: Patty McNelis read the minutes of July 8, 2020. Bill Scheper moved to accept and Nancy Balogh seconded. Voice vote was unanimous.

Treasurer's Report: Cam Vu gave Financial Summary of June 30, 2020.

Actual Monthly Income 0 Budget Monthly Income 4k

Actual YTD Income 238K Budget YTD Income 264K

Actual Monthly Expenses 46.3k Budget Monthly Expenses 39k

Actual YTD Expenses 214.5k Budget YTD Expenses 232k

Add to Reserve 6.5k Reserve Balance 367.8k

Beginning Checking 84.6k Due from Owners 41.8k

Ending Checking 141.8k Payable 32k

Committee Reports: Sidewalks Bill Scheper did a walk through with some council members. Bill recommends Bradley Concrete. He received three bids. After walk through some items were taken out of the bid. Bill will meet with Bradley Concrete to see about a reduction in price. Hope to get this done in September. Would like to put a concrete pad where the recycle dumpster is between buildings 1000 and 2000. Motion will wait until new bid.

Pool: Patty McNelis, the pool needs a new cover, the one we have is thirteen years old and in need of major repair. Pool company recommends a new cover. The cost will be \$4500. We also need a new

hose for the vacuum. The pool company will take the old cover so measurements can be taken for new cover. Mary Tucker will contact pool company. Moved by: Mel Wenneman Seconded by Karen Baker.

Reserve Study: We should have three million. If any one wants to read this report it can be found on the Fountainview website, if you don't have access contact Pat Hagan.

Audit: Some items needed to be changed. It's also posted on website or ask Pat Hagan for a copy.

Painting: Karen Baker. Patty McNelis moved to table this and Nancy Balogh seconded. Vote as unanimous.

Duct Covers: The company ran out of covers, but came back and finished the job. They would like to return to do the dryer vents.

Water Bills: Water bills will be sent out shortly. The bill will be for six months, folks will have a couple of months to pay. We will start doing this every two months, so as not to be so far behind.

New Business: John Ford Evans:

- 1.) (Rentals) Section 9.1 and Section 9.1.1 of the Amended and Restated Code of Regulations are each hereby amended by deletion of the words and numbers "twelve (12)" wherever appearing in such sections, and insertion therein in lieu of the stricken words and numbers the words and numbers "eighteen" (18)'.

Moved by Karen Baker Seconded by Bill Scheper. Vote was unanimous.

- 2.) (Lease) The Amended and Restated Code of Regulations of Village of Fountainview Condominium Association is hereby amended by the addition and insertion of the attached "Exhibit B" referenced in Section 9.3 thereof in lieu of the blank Exhibit B page originally



made a part of the Amended and Restated Code of Regulations adopted by order to the Court of Chancery of the State of Delaware on August 8, 2018 and recorded in the Office of Recorder of Deeds in and for New Castle County on September 21, 2018.

Moved by Karen Baker and Seconded by Bill Scheper. Vote was unanimous.

- 3.) (Declarants' Privileges) The Rules and Regulations of Village of Fountainview Condominium Association are hereby amended by the repeal and deletion of original Rule 17 captioned "Declarant's Privileges" for the reason that such Rule is extraneous, unenforceable, and inconsistent with the interests of the Association and of the Unit Owners who occupy the units they own: and further, because deletion of said Rule cures and removes a mis-numbering duplication in said Rules and Regulations.

Moved by Karen Baker and Seconded by Bill Scheper. Vote was unanimous.

- 4.) (Parking) The Rules and Regulations of Village of Fountainview Condominium Association are hereby amended by the addition in its entirety of the following Rule 18:

All parking spaces located on the grounds of the Village of Fountainview condominium property, and the use of such parking spaces, are subject to the exclusive jurisdiction, management and control of the council.

Each unit in Building 1000, 2000 and 3000 is allocated the right to use one(1) unassigned parking space in the designated, marked (painted) parking areas of the property, including, if the vehicle is otherwise permitted by Delaware law and displays the appropriate

identification, parking spaces marked for use by handicapped vehicle operators.

Additionally, parking spaces may be allocated by the Council for special reasons or under special conditions or circumstances on terms established exclusively by the Council, even if such action increases the number of allocated spaces for a given unit.

No right created or permitted hereunder may be assigned, transferred or otherwise conveyed by a unit owner or owners to another unit owner or to any other person or entity.

Whenever deemed appropriate by the Council it may require unit owners to register vehicles expected to be using the parking area, or which are observed to be frequent users of parking spaces, and may require such permitted and/or registered vehicles to display identification such as window stickers or decals. Council may impose a reasonable fee for such registration and identification. Under the supervision of Council any or all parking spaces may be identified and marked by letters, numbers or symbols and council may, where in its sole discretion it is deemed appropriate, assign specific parking spaces to specific units.

Moved by Karen Baker seconded by Bill Scheper. Vote was unanimous.

Comments and Questions:

Duct work outside building 2000 is in black caulk. Will this be fixed as it looks awful? No.

Water Bills: Several residents have not live here for six months. Some units have more people in during the day? This will have to be looked into.

Residents cannot ask questions until end of meeting when votes are taken. Unfair to residents.

Yuval: Says he has Declarants rights and can rent his units. Became very loud and argumentative.

Motion to adjourn: Dennis Duckett seconded by Mel Wennerman.