

Village of Fountainview Condo Association Minutes of March 13, 2019, Council Meeting

President Patty Hagan called the meeting to order at 6:06 p.m.

Attending: Robert Baird, Nancy Balogh, Patty Hagan, Francis Loeffelholz, Patty McNelis, Linda Power, and John Wessells; Dennis Duckett and Bill Scheper, regrets.

Nancy B., Secretary, read the minutes of February 13. John W. moved to accept; Bob B. seconded; they were approved unanimously.

Newark City Council representative Jerry Clifton thanked the Council for their service. He announced that a new city manager, Tom Coleman, had been hired, and reminded residents that the city council meeting on March 25 would address the status of the College Square project. Anyone can speak for up to 3 minutes. Meeting starts at 7 p.m.; the project should come up on the agenda around 8 p.m. Jerry also asked for volunteers to help with a transportation study on how to relieve current congestion.

Treasurer John W. gave a summary of the finances of the special assessment for repairs to building 3000. The total cost was \$123,805. Since the assessment was \$111, 176 and so far \$108, 539 has been collected, the amount taken from the General Fund was \$15,266. John also discussed the auditor's report. The firm of Sparano, Vincelette & Joiner noted that our financial statements provided sufficient information for them to conclude that we are in conformity with recognized accounting principles, but we should add supplementary information about future repairs and replacements.

New Business:

Nancy B. made a motion: In the event that Fountainview receives a DE Urban Forestry grant, Council authorizes the expenditure of \$500 to meet the required match. Pattie McN. seconded. Discussion covered the \$3000 grant amount, the state's share of \$1500, and the "in-kind" contributions of the landscape committee whose work would be valued at about \$1000. In favor: Patty H, Fran, John, Patty McN, Linda and Nancy; against: Bob.

Fran L. showed an organizational chart with our committees on one side and hired professionals on the other. Regarding the professionals, Fran pointed out that we provide the directions, we set priorities and provide oversight, and get them the resources they need. Using the example of the pool maintenance, Fran announced that our Facilities committee had negotiated not only a roll-back of a price increase for 2019, but got a contract for 3 years for the 2018 price. BobB and Fran are working with IPS so that they keep an inventory of commonly-used items, which should improve responses for minor problems.

John W.'s resolution regarding the Council's process for convening Executive sessions was once again postponed for final consideration until the next meeting. No vote was taken.

PattyH moved, LindaP seconded a motion to accept John's Treasurer's report. Accepted unanimously.

Bob B. gave a progress report on Building 2000 status. The details can be found on the website and will be posted on our bulletin boards. Criterion Engineering inspected the entirety of Building 2000. Contact Bob to see the engineering report, which was paid for by White Chapel Holdings, the purchaser of the units in that building. Each of the 28 units will be sold as they are completed. To hire an engineer to represent Fountainview during the construction, RFP's were sent to 4 consulting engineering firms, engineers were interviewed and Todd T. Breck of Breckstone Architecture was hired to work with the developer's engineer.

PattyH spoke about Fountainview's lawsuit, which is being processed on a contingency basis. There seems to be little chance for a substantial return, those named in the suit could countersue, and there may be other demands on any income we receive. Therefore we are considering dropping the suit.

Bob B. went over the responses to the questions raised on the inquiry forms from the January meeting. The questions and responses can be found on the Fountainview Web site. To submit questions, go to the home page on that site and click on "Contact Us."

Patty adjourned the meeting at 8:01. The next meeting will be held at the Senior Center April 10 at 6 p.m.

Respectfully submitted,

Nancy Balogh, Secretary