

Village of Fountainview Condo Association Minutes of April 10, 2019, Council Meeting

President Patty Hagan called the meeting to order at 6:01 p.m.

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

Nancy B, Secretary, read the minutes of March 13. Patty M moved to accept; John W seconded; minutes were approved unanimously.

Treasurer John W gave a financial summary. He cautioned that month-to-month fluctuations are normal. There was no contribution to reserves in February. Patty M moved to accept; John W seconded. The full report was accepted unanimously and will be posted on the private portion of the Web site.

Patty H announced that we are trying a new way for residents to pose questions during the meeting. There will be a question and answer session after each report that is given, focusing on questions within the scope of that committee.

Bob B gave the Facilities report in the absence of Fran L. The full report will be posted on the Web site.

Bob also gave a progress report on Building 2000. - The workmen who are finishing the units will be there weekdays and will sweep the hall carpet and clean up debris at the end of each day. - A drain verification test was done in the area under the blue tarp. All drains were working correctly except on the first floor. The obstacle is under the floor, and the engineers are currently planning how best to clear the line. This drain serves only the hot water heater, so is of concern only when draining the hot water heater. - Armor Protection Services installed air dryers for the building sprinkler system. - The scope of work and schedule will soon be presented to us and to the City of Newark; then the remediation will begin. The project should be finished by the end of July.

Following are concerns from the Q&A session that followed; Bob B and other council members responded:

- Associated with the construction, there are chemical and paint fumes in the hallways.
 - o When weather permits turning off the heaters in the hallways, these will abate.
- There are cracks causing the sidewalk in front of 2000 to be uneven, and cracks in the outside stairs.
 - o Council is aware of them and will address the issues after the construction is complete.
- Do 1000 and 3000 have air dryers in the sprinkler system?
 - o That should have been part of the original installation, but we haven't yet checked on it.
- Voices from individual units can be clearly heard in hallways. How best to soundproof doors?
 - o Good weather stripping for the doors helps a lot, and there are special inserts that you can purchase for the top and bottom of the doors that work very well. A good solution is to replace the door with an insulated steel door, but that is quite expensive and requires approval from the Architectural Review Panel.
- What happened to the bench by the pond? Will it be replaced?
 - o That was not Fountainview's bench; it belonged to a resident. It was deteriorating to the extent that the resident was concerned that someone might be hurt, so the resident removed it. We don't know of any plans to replace it.

Patty M gave reports from several committees:

- The Welcome Committee is almost finished with a new Welcome packet.
- The Pool Committee announced that the pool will be open from May 15 to September 15. IPS will send forms to those wishing to use the pool.

- Social Committee: If you want to use Fountainview's grill (located near the pool) this summer, you should fill out an application. Request a form from IPS, sign and return it, and you will be supplied with a key.
- Patty M and Patty H will be holding question and answer (gripe?) sessions from 3-5 p.m. in each area of Fountainview next week. All will be in the second floor hall of the 4-story buildings, and the one for the Villas and Townhomes will be in the garage of 22 Fountainview Dr. The locations and dates are: Building 1000, 4/15; Building 2000, 4/16; Building 3000, 4/17; Fountainview Drive, 4/18.

Q&A; answers from various council members:

- Can we use our own grills?
 - o Only electric grills can be used on your balcony or patio. Gas grills can be used at a safe distance away from all buildings.
- How do I get a pool key?
 - o Pool key is the same as original building key.
- Please tell the people who serve food at the picnic to wear gloves.

Old Business

The status of the lawsuit has changed since the last meeting, but it is still active. Bob B moved and Patty M seconded that a final decision be postponed because Council has received new information and needs time to investigate it. Council voted unanimously in favor.

Patty H moved, and Dennis D seconded that the Resolution concerning Executive Sessions and other Resolutions be postponed until we can determine how this process should work. All Council member voted to accept.

New Business

Jo Anne Barnes has joined the finance team. She has a background in investments. John W's team needs another member with experience in financial areas.

John W announced that the application for a Vanguard account is nearly complete so that we will soon be able to transfer money from the Capital Reserve Fund into Vanguard's Treasury Money Market Fund. The goal is security and safety, and this fund has essentially zero risk from market fluctuations.

In lieu of purchasing a stock of letterhead stationery, Patty M moved and John W seconded that we use a letterhead that can be printed from a file that could be available for all official business. They showed a sample of the letterhead and both Council and observers agreed that it looked sufficiently professional and, since we are still in flux, would save us the cost of destroying old letterhead materials if the information changes. Council voted unanimously to approve the use of the letterhead as displayed.

Patty H addressed the recent negative publicity surrounding the incident of an intruder exposing himself in the parking lots. Thanks go to Yuval Nahum's workers for taking photos and sharing them with police, who apprehended the intruder.

Patty H also announced that Council had held an Executive Session to release Jason from the responsibilities of the Receivership.

Bob B gave a summary of questions he had received between meetings and discussed the answers.

Q&A; answers from various Council members:

- Birds need to be prevented from flying into bathroom vents.
 - o Bob B said the vents need to be screened. He will solicit bids from 3 contractors.
- Wasps have been building nests around the buildings, especially in the ceilings of the balconies.
 - o Bob B said report any nests to Fran L now. Some balconies have a sprinkler right on the seam in the ceiling, and that makes it easy for wasps to build nests there, so after the wasps die in the fall, we will have Property Management fill the cracks so this is unlikely to happen again.
- Council should offer a plan for owners to get their dryer vents cleaned in order to reduce the hazard of fire.
 - o It is expected such a plan will be offered at the annual meeting. Residents would pay a fee, but by having all of them done at the same time, the cost would be considerably lower than contracting for having it done at an individual residence. However, this process would require the use of a lift to reach the upper stories, so there would once again be damage to the ground around the buildings. The villas and townhomes would also be included.

Patty M moved to adjourn the meeting; John W seconded. Approved unanimously; adjourned at 7:25.

Respectfully submitted,

Nancy Balogh, Secretary