

Village of Fountainview Zoom Meeting

September 9, 2020

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

Patty McNelis: Secretary read the minutes from August 12, 2020 meeting. Motion to approve by Bill Scheper and seconded by Nancy Balogh.

Treasurer Report: Cam Vu

Actual Monthly Income: 124k Budget Monthly Income: 124k

Actual YTD Income: 362k Budget YTD Income: 388k

Actual Monthly Expenses: 35.9k Budget Monthly Expenses: 39k

Actual YTD Expenses: 250.4k Budget YTD Expenses: 271.1k

Add to Reserve: 6.5k Reserve Balance: 374.3k

Beginning Checking: 141.8k Due from Owners: 59.2k

Ending Checking: 130.8k Payable: 19k

Old Business: Bill Scheper got three bids, Liked Bradley Concrete best. They have done in Fountainview before. Repairs needed at 14 Fountainview Drive will be \$2480.00.

Because of Water issues the concrete repair is on hold. Jerry Clifton gave us the name of a person who works with for the city as someone who may be able to help with this. Her name is Kelley ~~Consider~~ *Dismore*. Bill Scheper will contact her.

Trees: Another tree fell on one of the townhomes. Luckily no one was hurt, but more damage done.

New Business: Dumpsters: The north end of building 3000, both trash and recycle dumpsters are rotting out at the bottom front. Bill Scheper also stated that the dumpster between building 1000 and 2000 also needs to be replaced. One of the blue dumpsters is in need of a wheel. Patty McNelis moved that we buy and repair the dumpsters, Dennis Duckett seconded. Voice vote was unanimous.

“Permitted Rental Units”: John Ford Evans. When council took over we had eighteen (18) rentals. Council accepted that. Below is added to the Amended and Restated Code of Regulations.

BE IT RESOLVED, that effective immediately, and pursuant to the authority vested in the Council by the Declaration and by Article IX of the Amended and Restated Code of Regulations, the following units are hereby granted non-assignable status as a Permitted Rental Unit, and by this resolution are hereby designated as “Permitted Rental Units” for Buildings 1000, 2000, and 3000 Fountainview Circle; and, the list below is hereby adopted by the Council as the official list of Permitted Rental Units:

	Building
Unit No. Unit Owner 1000 308 Bolen, Carrie	3000 310 Cathell,
Catherine	1000 112 Clayton, Gwen
2000 103 Dorr, David	3000 409 Eng,
Jeannie	1000 108 Kleinguenther, Alexandra
1000 408 Lai, Hsun Trust	3000 302 Odom, Arlys
& Don	3000 304 Palmer, Steven
3000 103 Perry, S. R.	1000 213 Salyer, Lois
1000 204 Tassone, Sharonlynn	1000 312 Wu, Eileen
1000 409 Wu, Eileen	3000 408 Wu, Eileen

BE IT FURTHER RESOLVED, that it is hereby acknowledged by the Council that each of the foregoing units are presently rented and may hereafter continue to be rented provided that during the period of any such rental a valid and current enforceable lease remains in full force

and effect (a copy of which shall have been delivered to Council), and that each such unit satisfies the occupancy, habitability, and other rental unit specifications required by the City of Newark, Delaware including but not limited to the issuance of the annual City of Newark Rental Permit for such unit: and,

BE IT FURTHER RESOLVED, that none of the above permitted rental units may be sold as a rental unit, and further, as provided in the Condominium Documents, the transfer of title of any of the foregoing units shall have the immediate effect of terminating all benefits and status granted hereby including the status of "Permitted Rental Unit" or the awarding of assigned parking and,

BE IT FURTHER RESOLVED that, effective immediately, each of the foregoing Permitted Rental Units is hereby assigned two (2) designated parking spaces, and further that the Documents Committee and its members, action as agents of and with the authority of the Council, shall be empowered to add identifying marks, letters or numbers to 30 Fountainview parking spaces and to compile a list of rental units and owners showing assigned and marked spaces for each rental unit be returned to council and made a part of the official record of the council. When owners of Permitted Rental Units are advised of the identity identification shall constitute communication by Council to the unit owner and shall be treated as completion of the assignment of the spaces identified.

Moved: Nancy Balogh Seconded: Mel Wenneman

Aye's: Baker, Balogh, Buckett, Hagan, McNelis, Scheper and Wenneman.

Nay's: None. Motion passed.

Elections for new council members is in December. If interested please contact Pat Hagan.

Nancy Balogh stated will have five (5) more dead or dying trees. She would like to replace them with the money that is in the budget. This will be looked into.

which list shall

White Chapel: Andrew Nahum stated any attempt to change rules is illegal. A letter went to council. A meeting will be set up between White Chapel and the Council.

Motion to end meeting: Patty McNelis seconded: Dennis Duckett.