

FOUNTAINVIEW CONDOMINIUM ASSOCIATION MONTHLY  
COUNCIL MEETING AT THE NEWARK SENIOR  
CENTER AND VIA ZOOM  
AUGUST 9, 2021

President Carrie Bolen called the meeting to order at 6:43 pm.

ROLL CALL: Linda Malm, Kelley Piel, Deborah Ingram, Carrie Bolen, Lisa Bolin (FSR), Paula Kelly, William Anderson, and Mary Ellen Fish (Zoom). Zoom attendees: 26

**ANNOUNCEMENTS**

Eric Anderson of ServPro announced to the community that an agreement was reached with Travelers Insurance today. ServPro spoke with Travelers directly and are now able to enter into a contract with Fountainview and get the necessary permits. If further discoveries are made of work to be done, then they will be called supplement. The cost will be about \$3.5 million. The scope of work (1000 page document) will be presented to the Council and then to the City. Meanwhile residents need to do their own due diligence with their insurance companies so they will be prepared when they meet with ServPro. Residents should have a list of what they can/want have done when they meet with the project manager. There will be one point of contact for residents, but that individual has not been named yet. If residents have questions about what is or what is not salvageable, ServPro will work with residents and explain their estimates and their own scope of work. One resident said that they were being kept in the dark in regards to the money being paid towards all the work. Carrie said a check was received for the water mitigation and paid to ServPro. There will be more checks coming, but they will be placed in an interest bearing account.

TIMELINE: The permit seeking process should begin and end in a few weeks. The physical work should start within a month after the permits are obtained. It also has been agreed that the interior and exterior work can take place simultaneously. Originally the scope of work called for siding, but the Fountainview documents state that any repairs call for the repair to be "like" what was originally built which means the stone facade. This will be expensive. A loan is not possible since the community is not sufficiently owner occupied meaning there are too many rental units in Fountainview. The timeline for everyone moving back is 9 - 12 months which means that no one can move in until the building is entirely finished. But residents want to move in even if the building is not finished. Jerry Clifton (Bldg 1000) who has been selected by the residents of 3000 to be their ombudsman, has been talking with Renee Bensley of the City about the first-floor units that have little damage and how to get these individuals back in quicker. Life safety issues will need to be addressed on the first floor meaning that the City will want a construction plan on how to approach this. Eric said making this plan will take time, and that will be time taken away from reconstruction. Certain areas would need to be cordoned off, lock codes changed, and the elevators shut down if no one is living on the upper floors. Jerry Clifton thinks that residents can get back a little sooner than anticipated. Jess Ramos-Velazquez from the City has 25 years experience with these kinds of issues. She said that possibilities exist, but must be discussed, and the City must get a plan first. If the plan meets the requirement of life safety issues, then early move-in for some residents is possible. Also the exterior work must be water tight, Eric said. Jess and Eric have met and walked through the project with Eric's team. They are waiting for the scope of

work. Residents want a game plan, but were told this was not available right now as a deal was just reached today.

One resident wanted to know as do many others why the process has taken so long? Eric said it takes a long time with a large project that has many parts with a large amount of money involved as well. ServPro's numbers also needed to be in line with those of the insurance company. Carrie asked if any one in Fountainview slowed down the process or rushed ServPro? Eric replied, "no". This was a normal process time and that the project is in a good place. They will be working on several units at a time. ServPro also was asked about their experience with displaced homeowners. Logan Brown said they did have this experience, but that many of these organizations only provide services when natural disasters strike.

Jerry Clifton said that his first concern is his neighbors. As ombudsman, he will seek out information to questions and concerns from the residents and get that information from whatever source is needed. Some may not like his answers, but hopes they will be timely and accurate. Dennis Duckett asked why 3000 residents are still being charged for electricity. Jerry said that there is an \$18 minimum even if the electricity is shut off as there still is an infrastructure to maintain. If residents want to contact Jerry Clifton, his cell number is 302-229-9300. His email address is gjclifton@verizon.net.

Jess Ramos-Velazquez said the City of Newark met with New Castle County to talk about giving a property tax break (not school tax break) for those in 3000. That would be for the tax that is due now. Meanwhile, Jess suggested everyone pay their taxes. They are hoping for an answer next week.

**EXTERIOR DOORS AND CODES IN BLDGS.** 1000 and 2000: They have been painted and plexiglass added to the bottom half of the exterior doors. There will be code changes not key changes in 1000 and 2000. Each building will have a different code. Volunteers will be needed to get the codes to everyone as it will be done on a one-by-one basis. Linda Clifton said getting new codes is a waste of time as in 6 months everyone will have given them out. Some residents think the codes should be given out to postal and delivery workers. Someone suggested getting the myQ app to allow those individuals entry into the buildings; the app costs about \$65. Anyone who wants to help with the disbursement of the codes can contact Kelley Piel. Carries thinks this will happen in about a month.

**TRASH:** There is an individual, not a Fountainview resident, who is depositing their garbage in the receptacles for Bldgs. 1000 and 2000. The City will be contacting this person. If you see someone doing this, please contact the City. Do not approach them yourself. Please do not tell anyone outside of community that they can use our garbage cans.

#### **TREASURER'S REPORT**

Kelley Piel read the report which will be posted on the website and the bulletin boards.

**MOTION:** Bill Anderson moved that the Treasurer's Report as read by Kelly Piel be accepted. Mary Ellen Fish seconded it. All approved. The report was accepted.

#### **NEW BUSINESS**

**WATER BILLING:** Kelley Piel said Council is actively seeking solutions on how to resolve the overcharges from the water billing.

#### INSURANCE RENEWAL

Lisa Bolin was recently contacted by Travelers to do a walk through, but the representative who arrived had no knowledge about the flooding in 3000. Lisa contacted a broker and asked if Travelers would drop us as clients. The broker made several recommendations for Fountainview to implement to improve our chances of renewal. While VOF may implement these recommendations, there is no guarantee of renewal. The recommendations include a hot work sheet, a fire pump churn, and estimates for roof inspections. The hot work sheet would document any improvements that residents want to make on the interior of their unit. They would need to show a certificate of insurance, the scope of work being done as well as photos of the area where the work will be done. A document needs to be drafted and then okayed by Council.

Second is the fire pump churn. Once a month, this piece of equipment needs to be activated. It is all part of routine maintenance, Bill Anderson said. We need to know that if it is activated, it will work. Sobieski can include this as part of their maintenance plan with VOF; it takes only 10 minutes once a month while they look for 5 critical issues. It will cost VOF an additional \$3000 to what already has been agreed upon.

**MOTION:** Bill Anderson moved that VOF add the monthly fire pump churn activation to the Sobieski yearly contract for an additional \$3000. Deborah Ingram seconded it.

**DISCUSSION:** Deborah verified that this action is a recommendation although not a guarantee that VOF will not be dropped from Travelers Insurance.

**VOTE:** All were in favor. The motion passed.

Dennis Duckett asked about one of the compressors which is very noisy. Bill will bring it to Sobieski's attention.

The third recommendation is for the roof inspections estimates. Three companies offered bids. Two said they would do it for \$200 per roof. The third company JW Tull said he would not charge for the inspections with the hope that they would be awarded the work.

**MOTION:** Kelley Piel moved that VOF have JW Tull do the free roof estimates. Paula Kelly seconded it. All approved. The motion passed.

#### FALCON ENGINEERING/BIDS FOR SIDING VS. FACADE

The original scope of work requested bids for siding to replace the bulging stone facades. But VOF documents require any work replacement to be "like" what is there.

**MOTION:** Deborah Ingram moved that the Falcon Group submit proposals for replacing the stone facade on Bldgs. 1000, 2000, and 3000. The proposal cost will be about \$6000. Kelley Piel seconded it. All were in favor. The motion passed.

#### COUNCIL OPEN FORUM

**COMMITTEES:** Kathleen Phillips, Linda Malm, and Ethel Schepers, will be restarting the Social Committee. There will be a meeting on Tuesday, August 15<sup>th</sup> at 7 pm in Kathleen's unit (Bldg. 1000, unit 115). Let her know if you are interested. If you are interested but cannot attend, please let Kathleen know as well. If there are activities that you enjoy like walking or reading, think about meeting times and places to help implement some new programs.

Linda also reminded the community that the December elections are coming up. She encouraged

people to think about running or encourage others who you might think would be good for a Council position to run.

**OPEN TO FLOOR:**

Patty Hagan (Bldg. 3000) wants to know if what has been spent for the first six months of the year is on par with what has been budgeted. Lisa Bolin will send Patty the Profit and Loss sheet.

Bill Scheper (Bldg. 1000): Had suggested to Bill Anderson VOF should have a catastrophe manual that contains plans on what to do such as fire drills. When these were held, people were staying in their apartments. Bill said the drills are not mandatory. While participation is voluntary, it is recommended that you leave. But if there is a real fire, do not assume that the fire department will have the man power to get everyone out. Bill added that volunteers are needed for the community and that we are trying to unite everyone. We need to get rid of the negativity and remember that we are all in this together.

Jeannette Adams (Bldg. 3000): Asked about the status of the broken pipe that caused the flooding. It remains in Travelers hands, Carrie said. Jeannette also wanted to know if residents of 3000 still needed to pay their quarterly dues. Carrie said yes.

**CONCLUSION OF COUNCIL BUSINESS**

Motion: Kelley Piel motioned that the meeting be adjourned. Linda Malm seconded it. The meeting concluded at 8:05pm.

Respectfully submitted,

Paula F Kelly  
Secretary