

VILLAGE OF FOUNTAINVIEW MONTHLY
CONDOMINIUM MEETING AT THE NEWARK
SENIOR CENTER AND VIA ZOOM
JULY 10, 2024

President Carrie Bolen called the meeting to order at 6:32 pm.

ROLL CALL: Linda Malm, Mary Ellen Fish, Carrie Bolen, Paula Kelly, Bill Anderson, and Lisa Bolin (FSR). Audience: 26. Zoom: 19

ANNOUNCEMENTS:

WATER VALVES

Kathleen Phillips (Bldg.1000) reported that 57 valves were inspected in Bldg. 1000 of which 50 had original valves that need changing. Forty-four units in Bldg. 2000 were inspected out of which 29 potentially need replacement. Out of all inspected units, only two units had moisture in the drip pan indicating that something needs to be done soon. The unit owners are aware. Linda Chandler (unit 408) asked for a letter from Council or FSR to give to her home warranty appliance company to get a replacement without her paying for it. Lisa said FSR would not do an inspection on it. Carrie said a certified plumber should be inspecting it and not the Council or FSR. Kathleen will be sending out a detailed report with photos.

DRYER VENTS:

Kathleen said Prism ran out of tubing in Bldg. 2000 so they are coming back in the morning to finish the half-dozen units. Bill Anderson said this makes certain that every unit with a problem is up to compliance. Kathleen replied that from a Prism perspective that would be correct, but there are a number of units in 2000 with electrical problems. Bill said this needs to be followed up to verify that every unit is in compliance for the protection of everyone. But residents who have chosen to hire their own electrical company will be required to provide proof of this.

SERVPRO UPDATE:

Carrie read the following email from Erik: Fountainview unit owners, we have made strides in production over the past month and continue moving forward. We are dealing with a lot of known issues such as manipulation of some of the unit owners contents without coverage. This causes many delays in the production schedule. However, we are doing our best with obstacles we are facing. With that being said, we are ahead of schedule, and we now have an anticipated completion date at the very end of August - worst case scenario - the beginning of September. We are working on communicating with the City on a plan for the Certificate of Occupancy (CO) approvals. As of now, it would be based on the building's completion. However, we would like to have it on a per floor basis. If this plan is approved, we would obtain the CO for the floor and schedule your move in for that floor the following week. If all goes according to plan, the first week of September an entire floor will be able to move in and occupy their units and an additional floor every week with all unit owners moved back in before the end of September. We will lay this plan out to everyone and move in dates after discussion with the City. Again this is all contingent upon the City granting us per floor COs and allowing unit owners to occupy those units. We have a plan regarding which floor as they are completed will lay them out in the weeks to come.

A resident's son asked for a specific move-in date as people have leases. Lisa said they cannot give us a specific date, but will ask if they can let us know 60 days out. She added that he had a valid point about the leases, but there are too many moving parts.

Bill Scheper (Bldg. 1000) said he has a photo of the water heater with the rust stains in unit 408. Yesterday Bill spoke to a guest in 2000, a 3000 resident, who is concerned about dryer fans, and if they are going to be checked. Carrie said ServPro is cleaning all the fans, but Kathleen asked if they are validating the fans. Carrie thought the City was making them do that, but Lisa said no. Carrie will ask if they can check the fans the same time they clean them. Otherwise it will have to go through Prism, and residents will

have to pay for it.

PACKAGES MISSING IN BLDG. 2000

Carrie said packages are going missing again in this building. She read the following email from FSR regarding this.

It has been reported to Council and management that packages go missing once delivered. It has also been noted that many residents have cameras on the outside of their unit and will be paying attention to hallway activity. If anyone is picking up packages that do not belong to them this will not be tolerated. When this person is recorded, local authorities will be called to report the theft. If a resident witnesses this type of activity please reach out to local authorities and report these actions so it can be further investigated.

Carrie added that we had a similar problem awhile ago, and many people got cameras. If you've let that camera go because the stealing stopped, put the camera back on again. She added that delivery instructions should include calling the owner so the owner can go down and get the package(s). A resident replied that normally they call you because they want the code to get in. Carrie said you should never give out the code. Bill Scheper added that a 1000 resident paid extra to have packages delivered right to their door but the company, FedEx, just dropped it in the vestibule. Carrie added that until this is cleared up there are drop off boxes at BJ's and Staples. She said that we are not letting bins sit in the hallways as they are a fire hazard. They are being thrown in the dumpster.

TREASURER'S REPORT: Lisa read the report written by Cam Vu. It will be posted on the bulletin boards and online.

MOTION: Bill Anderson made the motion to accept the Treasurer's Report. Mary Ellen Fish seconded it. All approved. The motion passed.

OLD BUSINESS

REPLACEMENT OF SPRINKLER PIPES IN CONDO ATTICS

We are still waiting for the vendor to complete the form so he can be paid.

Lisa said FSR has a process that we have to verify vendors with a business license, a W-9, insurance, and a completed application. The current engineer wanted to modify the application due to his field of work and it got kicked back. So we are now putting it through manually to make sure all of his documentation is together and then we can process a check for \$25,000 to the DEDC, the engineering firm in control of the pipe. It was asked if this would cover all of it, but it will only cover the engineer to create the scope of work and for him to bid it out. This latter part has not happened.

BLDG. 1000/unit306: We are at a standstill, but the unit is infestation free. The last inspection will be mid-July. We did receive two bids to clean the unit out and both were over \$15,000. An attorney had to be involved. The Association does have the right to move forward, but we are giving the resident the benefit of the doubt. A legal letter was sent stating what's going on and what fees may be incurred due to the state of the unit. As of today, no response has been received, Lisa said. Carrie asked how much does VOF owe for the infestation treatment. Lisa said the treatment alone was \$5500 and will have to be paid out of the Association's money. We can be reimbursed if the resident pays, but if not, it will come out of VOF's money.

NEW PIPES

Bill Scheper asked if we can get a \$10 million performance bond to protect us if the new pipe breaks. Lisa said we would need to ask the engineer and request that upon the proposals. If it cannot be done, vendor will say it cannot be offered to the community.

Bill Anderson said Howard Krinsky, an engineer will be doing the work. Once he gets the check, he will draw up the blue prints. At that point, we will have him come back in again and speak to everyone here as to what he is doing and where he is going with it. Questions can be asked at that time. Yuval (White Chapel) asked if he will oversee the work and on completion check everything and provide a letter about the scope of work so VOF can get better insurance. Lisa said we must approve an AIA (American Institute of Architects) contract which is between the engineer and the vendor that's

selected. An AIA contract is a very lengthy contract of what will be offered. Yuval wants a certificate that will explain what was done, how it was done, and that everything was checked satisfactorily so we can show that when we shop for new insurance. Lisa replied that is what an AIA contract is. The engineer creates the AIA contract for the vendor to sign. They don't approve payment until every item is checked off, and that can all be given to an insurance company.

Bill Scheper said that in Bldg. 2000, we had four water breaks, three were in the attic. A couple of these were not self draining, and he is concerned if that if the new pipes are not pitched properly, they will fill up and freeze. Carrie asked what more can we do as we are hiring an engineer to oversee the project.

NEW BUSINESS

APPROVAL OF WINDOW IN BLDG. 1000/302

Bill Anderson said the Wessells' have a leaky window. They will have two double-hung windows installed by Anderson Windows. They will be 33 by 63 in the color light brown to match the original installation.

MOTION: Bill Anderson made the motion to accept the new windows for unit 302 in Bldg. 1000. Linda Malm seconded it. All approved. The motion passed.

APPROVAL OF KATHLEEN PHILLIPS TO COUNCIL

Kathleen Phillips has asked to be appointed to Council to fill the vacant position.

Mary Ellen Fish read part of Kathleen's bio; the entire bio will be posted on the website tomorrow.

BIO: I am seeking to join the Council because I understand that the terms of many of the remaining Council members are ending this year, and I would like to encourage people to join the Council so that we will have the required amount of Council members going into 2025. I would also like to work on establishing working committees physical and cerebral work with charters to

support the Council members moving forward.

MOTION: Mary Ellen Fish made the motion to accept Kathleen Phillips as a Council member. Linda Malm seconded it. All approved. The motion passed.

SOCIAL COMMITTEE: Linda Malm reported that socialization at morning coffee and happy hour continues. There will be Bingo at happy hour this Saturday at 4 pm weather dependent. On July 21st there will be another All You Can Eat Breakfast Buffet at Hockessin Memorial Hall. That same afternoon, there is a courtyard meeting with snacks at 3pm. Kathleen Phillips added that they want owners to attend because we need to consider what we are going to do in 2025. Several Council members' terms will be ending, and only Kathleen, Linda Malm, and maybe Bill Anderson if he chooses to run again will remain. So volunteers are needed not only for Council positions but also for committees such as By-Laws that need reviewing and directories that need organization. These are not difficult tasks but are more difficult for seven people to manage than for seven people and supportive committees. Please come out. If you have kids who live nearby and want to be involved and help protect your investment invite them too.

Kathleen also wanted to thank the entire community for their cooperation with the dryer vents and the valves. It shows you can get a lot done when you work together.

Linda added that there is mini golf at 11 am on July 26Th.

Carrie reminded everyone we are all in this together; we should not be arguing with other residents. Our homes are our greatest investments.

Diane Butler (Bldg. 1000): Diane reported that a gentleman had entered her condo without invitation. She said that if it happens again, there will be physical repercussions. She will not tolerate it, and she will not live in a cell where her door must be locked 24/7. The gentleman seemed to think that he had entered the wrong unit. It was suggested that she keep her door locked.

Bill Scheper: About two months ago, he reported an abandoned car. Bill Anderson reported that it was not stolen. Bill S. wanted to know where is this going. Bill A. said the police are coming out and will put a time-stamped notice on the car, then they will contact the individual. They cannot give Bill A. the contact information because they are protected by Delaware state law. That person will have seven days to remove it. If they don't, we can have the vehicle removed, and they will be stuck with the bill.

Audrey Mann (TH): She questioned if VOF will be making up the deficit at the end of the year. Lisa said there is a variable variance of \$338,000 and part of that is National and the way it is being recorded by accounting. Lisa said she has no way of knowing as we are only six months into the year. If needed, perhaps cuts can be made on certain items like grass cutting.

Margaret Glanville (Bldg. 2000): Two Sundays ago, there was a flood in hallway next to her condo; water was coming from outside. It was two inches high next to the baseboard on the other side of her bedroom. Carrie questioned if this happened every time it rained or if this was a one-time event and not necessarily requiring a fix. Margaret said it is an intense rain that can be heard pouring down the balconies and comes into the hallway. Kathleen Philips asked Yuval if he knew what the problem was. He suspected that the ground is saturated with water, and that the drainage is bad. Carrie said that Tricon has looked at it but it is a big fix even though we have had drains put in. Although Margaret is concerned about it coming into her condo, no clean up was required this time. Lisa suggested that the next time this occurs to take pictures. The cleaning people cleaned up the hallway, and no damage was found. With an unusually excessive rain that cannot drain well this is called roof damming, Lisa said, and then it is never seen again, but this needs to be tracked. Yuval suggested a french drain, but Carrie said it has been considered, but it is very expensive.

Bill Scheper said the drain outside one of the doors may have grass clippings and need flushing. Also one of the areas has very little slope and is like a pond. It was decided to ask Tricon to come out and see if the drain needs

flushing.

Diane Butler asked if the near drowning of a resident in the pool has been addressed. Carrie said yes.

A resident said she has called FSR twice about the second door in Bldg. 2000 that does not lock all the time. Bill Anderson will look at it immediately after the meeting tonight.

Zoom: A resident said in Bldg. 2000 by unit 215 there is no light at the end of hall. It is so dark, the steps cannot be seen. Carrie said there is a problem with the timers in 2000, and Bill thinks it needs to be replaced.

MOTION TO ADJOURN: Linda Malm made the motion. Mary Ellen Fish seconded it. All were in favor. The motion passed. The meeting was adjourned at 7:22 pm.

Respectfully Submitted,

Paula F Kelly
Secretary