

**VILLAGE OF FOUNTINVIEW CONDOMINUM MONTHLY COUNCIL MEETING  
AT THE NEWARK SENIOR CENTER and VIA ZOOM  
JULY 09, 2025**

Council President Kathleen Phillips called the meeting to order at 6:30 PM mentioning improved audio quality due to microphones. Kathleen also emphasized the importance of technology for community engagement.

**ROLL CALL:**

PRESENT: Aiwu Zhang, Linda Malm, Rebecca Hartman, Sandy Pick, Kathleen Phillips, Bill Scheper.

ABSENT: Robin Huss

**Attendees:** Audience: 25 / Zoom: 22

**PREVIOUS MEETING MINUTES:** A motion to approve the previous meeting minutes was made by Rebecca Hartman and seconded by Linda Malm. All agreed.

**TREASURER'S REPORT:** Cam Vu read the Treasurer's Report including account balances, receivables, and expenses. A motion to approve the Treasurer's Report was made by Bill Scheper and seconded by Aiwu Zhang. All agreed.

**OLD BUSINESS**

***DRY PIPE REPLACEMENT PROJECT STATUS***

- Kathleen Phillips reports on the completion of Phase One of the dry pipe replacement project in all three buildings.
- Kathleen reported on Sobieski's schedule for Phase Two, indicating that we are awaiting an updated, more realistic timeline.
- Kathleen Phillips discussed the impact of weather conditions on the project schedule.

***BUILDING 3000 CODE VIOLATION STATUS***

- Kathleen Phillips advised that the Building 3000 code violation had been removed due to the repair of the courtyard door having been completed.

***GRANT APPLICATION STATUS***

- Kathleen Phillips advised that the State of Delaware grant application for the roofing project had been declined. No reason provided by the State.

***TREE REMOVAL AND DECK MAINTENANCE STATUS***

- Rebecca Hartman reported on the removal of four trees and stumps by Turf Pro, with a reasonable price, great job and very thorough clean-up.
- Rebecca Hartman discussed the need to wait until fall to remove the Building 3000 trees that residents have been complaining about.
- Kathleen Phillips emphasized the importance of maintaining decks and balconies, including the removal of floor coverings.
- Kathleen mentioned the understanding of the need for bird deterrent solutions, but advised that there are many more visually appealing solutions other than the ones that are currently on the balconies of people who have been contacted about taking their unsightly solutions down.

### ***POND MANAGEMENT STATUS***

- Kathleen Phillips mentioned pond maintenance and ownership, including the decision to keep the pond and the need for high grass around the pond to deter geese.

### **NEW BUSINESS**

#### ***CONTRACT UPDATES AND BUDGET AWARENESS***

- Kathleen Phillips discusses the selection of Pro Works for HVAC maintenance and the need for regular filter replacements.
- Exploration of elevator maintenance contracts, with two different quotes from Delaware Elevator and First State Elevators.
- Kathleen advised that we are looking at landscaping contractors due to dissatisfaction with current services.
- Kathleen advised on some costs that will be impacting next years budget: Electricity cost increases statewide, dryer and bathroom vent cleaning, concrete work and some iron work on some stairs.

### **APPROVAL OF INVOICES**

- A motion to approve Pine Ridge Roofing bill of \$1,500 for condo roof repairs was made by Rebecca Hartman and seconded by Bill Scheper. All agreed.
- A motion to approve the DEDC invoice of \$800.50 for engineering oversight on the pipe project Phase 1 was made by Linda Malm and seconded by Aiwu Zhang, All agreed.
- A motion to approve the Allied Block quote of \$1,216.50 for the building 3000 door violation replacement was made by Sandy Pick and seconded by Rebecca Hartman. All agreed.

- A motion to approve the Sobieski project pipe replacement invoice for \$29,025 for June was made by Bill Scheper and seconded by Linda Malm. All agreed.

## **COMMITTEE UPDATES**

- Sandy Pick provided an update on the bylaw update process, with a document under review by the Council.
- Rebecca Hartman reports on Communications Committee updates, including the completion of the resident directory and the Welcome Kit update in progress.
- Sandy Pick reports on the Gardening Committee and the success of the Patriotic Garden and the need for residents to go through the Committee for new plantings.
- Linda Malm provides updates on social events, including coffee klatches, happy hours, and upcoming events like sound baths and bingo.

## **AOB (ANY OTHER BUSINESS)**

### ***PARKING AND SECURITY CONCERNS***

- Discussion on the need for a parking committee to address issues with primary and alternate parking spaces. We are looking for volunteers to join the parking committee!
- Kathleen mentioned the consideration of the installation of cameras around the community to monitor for illegal dumping and other security concerns.
- Report on a recent incident of illegal dumping in the recycling bin and the need for better monitoring.

### ***REMINDERS:***

- Reminders about homeowners insurance requirements and the need for \$10,000 coverage for common area damage.
- Discussion on household waste management and the importance of proper disposal of items like paint and furniture.
- Mention of upcoming flu shots and the need to sign up on the website for vaccinations.

## **OWNERS OPEN FORUM**

- Various members ask questions about the website password, elevator cleaning, and the green algae in the pond.
- Becky advised that the 15mph signs will be put up around the property over the upcoming weeks.

- Final reminders about the importance of community involvement and the need for volunteers for various committees and Council.

## **ADJOURNMENT**

A motion to adjourn the meeting at 7:35 PM was made by Bill Scheper and seconded by Rebecca Hartman. All agreed.

Respectfully submitted,

Sandy Pick

Council Secretary

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## **Summary of Decisions Made at this Meeting**

- Approval of the Pine Ridge Roofing bill of \$1,500 for condo roof repairs.
- Approval of the DEDC invoice of \$800.50 for engineering oversight on the pipe project Phase 1.
- Approval of the Allied Block quote of \$1,216.50 for the building 3000 door violation replacement.
- Approval of the Sobieski project pipe replacement invoice for \$29,025 for June.
- Next Community meeting will be held on Wednesday, August 13, 2025.