

# VILLAGE OF FOUNTAINVIEW

## MINUTES OF THE FOUNTAINVIEW COUNCIL MEETING (ZOOM)

### WEDNESDAY, APRIL 14, 2021, 6:30 PM

#### COUNCIL ATTENDEES:

Karen Baker	Debbie Ingram
Esther Boone	Cam Vu
Mary Davis	Paula Kelly
Dennis Duckett	Patty Hagan
Mel Wenneman	

Vice-President Dennis Duckett opened the meeting. Paula Kelly read the minutes from the previous meeting (March 10, 2021). There being no questions, Pat Wolfe made a motion to approve the minutes as read. The motion being seconded, the minutes were approved.

Treasurer Cam Vu read her report. There were no questions. Debbie Ingram made a motion to accept the Treasury Report as read. The report was approved by Council vote and will be filed with the Secretary and posted on the Fountainview web site.

Dennis asked Patty McNellis to present an up-date on the Pool Committee. Patty explained that after the Governor's Covid Guidelines are published, she will prepare the pool rules and regulations, and present them to the Council by the May 12, 2021 meeting. Patty stated that although the published opening date for the pool is May 15<sup>th</sup>, the actual opening of the pool might be delayed.

Mel Wenneman reported for the Social Committee. An unexpected problem kept the food truck from appearing as planned today, but the Social Committee will continue weekly scheduling (always Wednesdays) depending on responses. Mel offered the idea of the Social Committee starting a Facebook page.

Dennis opened discussion about the five Wayman's (WHELANS?) contracts. He said the Council had approved three of the five contracts last month, and the safety of the residents of the condos being paramount, he suggested that the final two contracts should be approved asap. Debbie Ingram made a motion that we move forward and approve the final two contracts for completion by the end of this year. Mel Wenneman seconded. John Evans asked for the amounts of money involved, which Samantha Summers provided. The amount for the final two contracts was under \$5,000.00. Debbie amended her motion to be that we move forward with completing the last two contracts at the cost of \$4,960.00 once the first three

contracts are completed. Mel Wenneman seconded the motion. Dennis conducted a roll call and the motion was approved by vote

Dennis reported that the Police Survey has been completed and produced a 9-page report. Dennis reported that Fountainview had done very well in the survey with the exception of failing to install surveillance equipment, and we will go into more detailed discussion at the next meeting and decide what we want to do. A resident stated that she disagreed with the survey regarding outdoor lighting. She felt it was inadequate in many areas. Others shared this opinion. There were many descriptions of damage caused by birds that have been able to re-enter the vents and any spaces usable for nesting. Leakage that created icicles in winter was also mentioned. Samantha Summers reported that there is a work order already for inspecting these types of problems, and Fountainview might consider purchasing a different, more effective type of cover to prevent birds from nesting. Dennis reported that there will be inspection and replacement of screens that have fallen out of vents (or been taken out by birds).

Dennis explained the substantial increase in the third month water bill. He explained that it happened because the bills for the first two months were estimates, and the bill for the third month caught up with the actual use and charges of the three buildings for the three months.

In response to one homeowner's inquiry about maintenance and possible refinishing of decks, Dennis affirmed that decks are common property and thus Fountainview is responsible, and we will bring in professionals for inspection and estimates. Several other attendees mentioned the railings – that they are too flimsy for safety. Dennis suggested that we might want to reinforce the railing at the same time as sealing the wooden decks.

A discussion about parking and rentals brought up the problems involved, including limitations on rentals, the fact that the City of Newark does not support Fountainview's rules for rentals, and the probable cost of litigation. In response to a complaint about maintenance of working lightbulbs, damaged doorways, etc. Dennis said if anything is seen that needs to be repaired or replaced, it is their responsibility to notify FSR via phone or work order.

Dennis reported that there have been suggestions of establishing a specific area for pets to relieve themselves instead of just doing it anywhere around the buildings. Several opinions questioned how to maintain the area, enforce it, and actually train dogs to use it. In response to one resident's comments and suggestions, Debbie Ingram suggested that the homeowner form a committee to study and come up with possible solutions to the many types of complaints about pet owners. Debbie offered to work on such a committee.

Dale Weiss advised all attendees who might be considering selling their condos that Fannie Mae and Fanny Mac will not ok loan applications involving any property that is under any kind of litigation. This would apply to Fountainview. The Secretary has not included further remarks in this conversation because of its length, inaudible speaking, and excessive background noise.

There was a brief discussion concerning scheduling of weed control applications and mowing. Samantha Summers stated that she would look into the problem in that area.

Patty McNellis opened a discussion of the recent notice from 1stService Residential concerning \$100 late fees. Patty stated that this fee would act unfairly in some cases on people who were locked into an automatic monthly payment before the new fee was announced. John Evans and Dennis explained that Fountainview established its policy on late fees over a year ago after extensive considerations, and in that policy no late fees would be applied to owners signed up for monthly payments until a third monthly payment was more than 90 days late, or over 60 days late on the total amount. John Evans (DENNIS DUCKETT?????) will work with 1stService Residential to clarify Fountainview's older policy and re-write the 1stService one.

Dennis reported that the City of Newark received an anonymous complaint from someone in Building 1000 about an infestation of termites. The city made two trips to Fountainview but found no sign of an infestation, and they think the call was an intentional fake. The city is taking no action. Samantha Summers advised that scheduled inspection against termites that included only the common areas and elevators would cost \$190 per month and one that included residences would cost \$280 per month.

The new bulletin boards have arrived and the three larger boards can be installed when Bill Scheper has been able to show the workers how to get into the storage area. Measurements, etc. are still needed for the smaller board near the intercom in Building 2000. Dennis added that the new boards can be locked so that materials placed in them will be secure.

Karen Baker made a motion to adjourn the meeting. Her motion was seconded and approved by unanimous vote. The meeting was adjourned at 8:10pm.

Respectfully submitted,  
Esther Boone, Secretary