

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

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

ROLL CALL: Linda Malm, Lisa Bolen (FSR), Carrie Bolin, Mary Ellen Fish, Paula Kelly, Bill Anderson Zoom: 12, Audience: 22.

ANNOUNCEMENTS

George DeBenedictis, a City of Newark Code Enforcement Manager, provided updates about Bldg. 3000. The dry wall and geocrete has been installed on all four floors and is getting close to finishing in the corridors. They have been given a single coat of paint to floors two, three, and four. All but one of the first-floor kitchens has been completed. About 14 – 15 kitchen units have been ordered, and delivery will take about two weeks. The eight units with the greatest amount of damage have not been dry walled yet, but are very close. They will be starting on the fourth floor and work their way down on those units. The exterior work is almost complete. The City has been working with Falcon Engineering doing joint inspections. Every time Falcon does an inspection, they deliver an engineering report which becomes part of the permanent record. The next inspection is Friday (4-12-24) when they will be looking at the HVAC units on the second floor. The third and fourth floor have been completed. As far as the City is concerned, the contractors are moving along doing everything the City has asked of them and complying with all codes.

Carrie asked if there had been any delays or things that have come up that Fountainview does not know about that has held up the work. George said the only item that came up was the emergency shut off valves that were installed previously and had not been installed on water lines coming into the units. That was the only thing outside of the contract. That has been addressed, and they have been installed.

Carrie also asked about the City inspecting Bldg. 2000, and when that construction might be done. The only thing left on 3000 is the pointing at the rear of the building. He thought with good weather that would be about two - three weeks.

Carrie clarified that the outside work did not hold up the interior work on 3000, and George agreed.

Bill Scheper (Bldg.1000) asked if smart meters could be installed in 3000. George said he could not answer that question but it should be directed to the Public Works Department.

Pat Wolf (Bldg. 1000) asked when the outside work on 1000 would be started. Carrie said that no work has been scheduled. VOF was not cited by the City for any repairs. Bill said there are some repairs to be made, but that is not holding anything up. Lisa said that it has not been evaluated yet, but if the Council wants to move forward and get pricing on that they can.

CLEANING DRYER VENTS/PRISM ENTERPRISES LLC: Carrie said Council has voted on Prism to clean our dryer vents. Mark Tomblin, the owner, explained how the cleaning will go. In the business for over 43 years, he began cleaning carpets and moved on to ducts. He became an industrial hygienist specializing in air quality. Fifteen years ago, he became involved with dryer vent cleaning. That is the number one cause of house fires; the cleaning should be done yearly and sometimes more frequently. If the vents are not cleaned, you are taking a chance with a fire. Some of the units here are extremely backed up with lint, and need to be taken apart and cleaned. Some were not hooked up.

Everything is cleaned from the outside in. Some people take leaf blowers to the inside, but lines are blown apart doing it that way. They like to come inside to make sure the dryers are hooked up. Some of the dryers here were not hooked up, and some people had stockings on it and that is a no-no.

He recommended staying away from dryer sheets, they make everything sticky inside. Use the dryer balls instead, and discard them after a year.

Carrie clarified that they were cleaning from the outside in, would take the outside vent off, and would need a boom lift to get to the fourth floors, and he said yes. She then questioned how they would know if it was cleaned all the way. Mark said they run a line into the dryer and can hear it.

Carrie also said that while we were quoted a price, what if booster fans need to be replaced. Is it covered under the quoted price or is it an additional charge? Mark said it will be an additional cost. But it is never known what is needed until you get into it. They have done about 50 units here in the last few years. Some of the booster fans have covers that are grouted with concrete so it takes a while to get those off. Carrie asked what about the ones that have birds in them, do they have covers so the birds can't go inside? None of the vents should not have covers on them, but if any are seen without covers, they will replace them.

Carrie said that as they clean the units, the unit owners will be billed for the service. Mark asked if a booster fan would be the responsibility of the home owner or the

Association, and Carrie said it was the home owner's. He has heard that residents think they are the wrong type of booster fans, but that is not correct. Mark said it looked like at one time someone replaced the lines in the back of the dryers but some of those weren't hooked up.

Carrie asked how the work would proceed in terms of the number of units that would be done at a time. Mark wants to start at the top and work his way down and will need access into everyone's unit.

If someone has had their vent cleaned within the last year, they can submit an invoice as documentation. Mel Harris (Bldg. 2000) asked if they were not happy with Prism, could they get someone else and submit proof of the work. Carrie said that was permissible, but the home owner would be accepting the liability in case of a fire. Lisa will keep track of all the submitted invoices. Audrey Mann (TH) has a washer/dryer combo that doesn't vent. Carrie said that as long as she accepts responsibility for not having the service provided, it was okay. Lisa said Audrey should put in writing the date they bought the combo, and that they accept responsibility for it not having the services provided in case of fire. Kathleen Phillips (Bldg. 1000) asked when they would start. Carrie replied said it comes down to when we can pay. Mark said they need a deposit for the first building and when that is finished the remaining balance is due. And that payment sequence will be repeated for the second building. Lisa will be coordinating this with Mark next week.

Residents expressed concern that if one unit catches on fire, then others will as well. Nancy Balogh questioned if the TH/V will be done as well; she was told yes. Another asked when this will happen and how much notice will they get.

Bill Scheper said Prism cleaned his vent, and he was amazed at how much came out. He was impressed by the thoroughness of the job. Bill also received a complaint from the owner in 212 who said while she was on the initial list, her vent was never cleaned. Bill went outside and looked, and there was solid layer of lint. Mark said they guarantee everything, but they must be in the house to clean it and hooked it up properly.

Zoom: Sharon Lund (Bldg. 2000) said they had their vents cleaned and asked if Mark had the receipt. Sharon was told she should be on the list.

Carrie said we are working on a schedule and how it will be paid.

Lisa said Council has suggested that a notice should go out to all residents that they are responsible for reimbursing the Association approximately \$130 for having the service done, and that would be the cleaning only. If there are additional repairs, those charges will be directed to the home owner. Everyone should receive about a two – three week notice.

Carrie said it was about \$129 for the initial condo cleaning, and \$75 for the TH/V then it will be \$119 for the condos and \$75 for the TH/V for the yearly service. but if a fan is needed that is an additional charge. Mark said he had not seen any fans that had needed

replacement just some small tubes. An additional cost might be the connection hose that comes off the dryer especially if the hose is plastic and not up to code. If it needs a booster fan, that will not be known until it has been taken apart. Mark will be on sight.

WATER BILL FOR BLDG. 3000

Cam Vu (Bldg. 1000) has looked at the water bill for each building for the last two years (2022 & 2023). All except Bldg. 2000 had a surplus for both years (Bldg. 2000 did not in 2023), but overall there was a surplus. So the question is whether Council could alleviate the charges to 3000 by not charging them for the third and fourth quarters of 2024. Cam said the answer is yes. There was much discussion about other ways to resolve the situation, but this was the most feasible. Those from Bldg. 3000 did not object to that solution.

MOTION: Mary Ellen Fish made the motion to stop the water billing for the third and fourth quarters for Bldg. 3000. Linda Malm seconded it. All approved. The motion passed.

ASSESSMENTS: Carrie said there has been talk about assessments as VOF may not have enough insurance to cover 3000. Lisa has gone back to Travelers, and we should be covered to complete 3000 through Travelers. The only thing that will not be included is the outside work. As of today, no one is talking about assessments, and we have enough insurance to cover 3000.

WATER PIPE BREAK IN 3000: Bill Anderson has been communicating with the investigator for Travelers Insurance. The cause has come down to a failure of the inside pipe of the dry pipe sprinkler system. The pipe has air and moisture in there all the time. It is a death sentence for schedule 10 piping; we have the wrong type of sprinkler piping in the building. The life expectancy is 15 – 20 years. Other places in Delaware had their pipes fail as early as 10 years. The schedule 10 pipe is a thin-walled pipe versus the schedule 40 pipe which is heavier. The 10 is used because it offers less labor and cost. The ten has grooved fittings and anytime you cut into a pipe, its structural integrity is reduced. It also is temperature sensitive and constantly expands and contracts accordingly. Another problem in Delaware is the highly acidic water. There was some type of interior corrosion, and all these issues came into play which caused the flooding. Bill is bringing an engineer with 50 years experience who will talk to VOF for free at the next meeting. Once we have the specs done, he also will review them for free. Sobieski, our sprinkler contractor, will get the job to install schedule 40 pipe. This is the only thing we can do; it is only a matter of time before it happens in one of the other buildings.

Sobieski will give us a quote and draw up the specs. Bill will give this info to the engineer, and the dry pipe systems in all three condo buildings will be replaced simultaneously manpower permitting.

Audrey Mann asked if VOF had the money for this?

Carrie does not know how much this will cost or if an assessment is needed, but that another loss like the one in Bldg. 3000 cannot happen again. Carrie again clarified that it is the attic piping that needs to be replaced in all three buildings as well as the sprinkler heads. Carrie confirmed that the only disruption will be noise in the attic, and that all the information that Bill presented is from the Traveler' attorney.

Carrie asked if the schedule 10 pipe was still code. Bill said yes which means Travelers will not pay to replace it with schedule 40 piping, if 10 is still code.

Bill Scheper asked if Bldgs. 1000 and 3000 have pipes more than 15 years old, but the one in 2000 is only 6 years old, why are we going to do 2000 next. There are many issues there like the constantly running compressor, Bill said, and that he thinks there are problems in that building.

TREASURER'S REPORT: Cam Vu read the Treasurer's Report.

MOTION: Bill Anderson made the motion to accept the Treasurer's Report. Mary Ellen Fish seconded it. All approved. The motion passed. The Treasurer's Report will be posted on the website and the bulletin boards.

NEW BUSINESS

WINDOW REPLACEMENTS IN CONDO

MOTION: Mary Ellen Fish made a motion to approve the window replacement in Unit 212, Bldg. 1000. Linda Malm seconded it. All approved. The motion passed.

HANDICAP CHAIR AT POOL: Bill asked Lisa had found a contractor for the handicap chair at the pool. She said she still was looking as most will not do the work unless they installed it.

PISS POOR RESIDENT: Bill said that in Bldg. 1000 at the north entrance, a dog has urinated on the door, and it is obvious. If you know who did it, please tell them to clean it up.

Also, since the Browns have been gone, the place is becoming dirtier. People need to

take responsibility for putting trash in the dumpster. If you can't handle the bag, and then it rips, at least have the courtesy to come back and sweep it up. We all need to have some pride.

Kathleen Phillips, Lisa, and Bill met with the irrigation vendor. He will activate the system, and it will not interfere with any ongoing repairs in any of the buildings.

Bill said fire inspections were done last week, and some people complained that they didn't know about it. Residents need to get on the email. If you have email, but did not receive a notice, you need to reach out to FSR to make sure that they have your email address. They will be doing TH/V tomorrow at 9 am. The siding issues of all the buildings are being addressed as well. There is also some tree maintenance that needs to be done, but we need to see where the money can come from. There is a tree that will be taken down soon as it presents a hazard to residents. Bill has been cutting trees and bushes down along the parking lot as well.

Shaun Reynolds (Bldg. 1000) said in the last few months, she has had serious health issues which have required numerous ambulance rides. Drivers have complained that they would not be able to get her out the exit because of the trash piled up in the hallways. Shaun said if she sees anything under the bulletin boards, it will be going in the dumpster no questions asked. Carrie suggests putting out notices on every door.

SOCIAL COMMITTEE: Linda Malm said with the weather getting nice, residents can meet at 10 am on Tuesdays with their beverages at the picnic table and socialize.

Saturdays at 4 pm, bring your own beverage and snack for happy hour.

Friday, May 10th, a miniature golf outing is planned. Emails went out today with details, but also check the bulletin boards.

Saturday, May 18th, a pot luck picnic is planned

Saturday, May 25th Bingo will be added to happy hour.

Cam Vu has a copy of the water billing invoice if anyone wants to see it.

Kathleen Phillips said a couple of months ago, committees were discussed, and Anne and Kathleen both had volunteered for the maintenance committee and have not heard anything. Carrie said it has not been worked on yet as it is not a top priority.

Linda Clifton (Bldg. 1000) asked permission to plant some annuals around the trees.

Patty Hagan (Bldg. 3000) asked if monthly deposits still were being made to the

reserves; she was told yes.

MOTION TO ADJOURN

MOTION: Bill Anderson made the motion to adjourn the meeting. Mary Ellen Fish seconded it. All approved. The meeting adjourned at 7:50. pm.

Respectfully Submitted,

Paula F Kelly
Secretary