

VILLAGE OF FOUNTAINVIEW COUNCIL MEETING AT THE  
NEWARK SENIOR CENTER AND ZOOM  
NOVEMBER 9, 2022

PRESIDENT CARRIE BOLEN CALLED THE MEETING TO ORDER AT 6:29 pm.

MARY ELLEN FISH CALLED THE ROLL: Present - Bill Anderson, Paula Kelly, John Evans, Carrie Bolen, Mary Ellen Fish. Absent: Karen Baker, Deborah Ingram, Mel Wenneman. Zoom: 18. Audience: 18

ANNOUNCEMENTS

FALL CLEAN UP: Premier Landscaping will finish next week.

VENDORS WORKING AT VOF: No resident should approach any contractor who is working in the community. Contractors deal directly with Roger Fons from FSR. If you have a question, please contact Roger or a Council member. Vendors have threatened to quit over residents constantly approaching them.

ABANDONED BIKES: There are three bikes locked at the bike rack between Bldgs 1000 and 2000. It appears that two have been abandoned. If one belongs to you please remove it; they are eyesores. If a resident knows who owns them, please let a Council member know.

PANHANDLERS: There is a panhandler at the White Chapel and Marrows Roads traffic light. Carrie has spoken to the City of Newark. While panhandling is not illegal in Delaware, it is illegal to have the panhandler approach your car, knock on your window, or ask you to roll down the window and ask for money. This particular panhandler is aggressive. Police warn everyone to never open your window if he knocks on it. Ignore him and do not give him any money. The police can approach him only if they see him approach the car.

CURRENT PROJECTS: The handicap door installation is almost finished. The Townhouse deck power washing was done on November 5<sup>th</sup>, and the gutter guards were installed on November 7<sup>th</sup>. The parking lot lighting will be addressed tonight. Trees have been trimmed and one removed on the west side of Bldg 2000.

PROJECTS TO BEGIN IN 2023: Flooring on the second floor, Bldg 3000 will be installed. That will be followed by flooring installation and painting in Bldg 2000, the second, third, and fourth floors.

PROXY VOTES: If anyone wants a proxy vote for the upcoming Budget Meeting on December 7<sup>th</sup> and/or the Annual Meeting December 14<sup>th</sup>, they are available on the website.

SPECIAL ASSESSMENT: A reminder that this is due in full on November 30<sup>th</sup>. Payments received after November 30<sup>th</sup> will be delinquent, and a late fee will be charged.

COUNCIL ELECTIONS: Anyone interested in running for Council needs to submit a candidate

biography no later than November 25<sup>th</sup> to Carrie.

#### TREASURER'S REPORT

MOTION MADE BY BILL ANDERSON: To accept the Treasurer's Report as read by John Evans. Paula Kelly seconded it. All were in favor. The Treasurer's Report was accepted. It will be posted on the website and on the condo bulletin boards.

#### PROPOSED BUDGET FOR 2023

John Evans has prepared 2023 budget which has been seen and discussed in two budget workshops and numerous emails by every Council member. The budget will be approved by Council tonight. John then will present the budget to FSR who will mail every VOF owner a copy of the budget, the budget summary, and the notice of the budget meeting on December 7<sup>th</sup>. Owners need to understand that if they do not attend the meeting to vote or utilize their proxy vote, that omission will be considered a "yes" vote for the budget.

MOTION BY JOHN EVANS: I move that this budget, the budget summary which includes the charges per unit for the year and also what it would be per quarter, and budget meeting notice be approved, and that I be authorized to deliver them to First Service Residential so they can be mailed to all VOF owners.

Bill Anderson seconded it. All were in favor. The motion was approved.

#### OPEN TO FLOOR:

Bill Scheper (Bldg 1000): Apologized to Carrie for an indiscretion; Carrie accepted his apology.

Linda Malm (Bldg 1000): Has not seen the special assessment on Click Pay and questioned if it will be there for payment. Carrie said the special assessment will be on Click Pay, but owners still can pay the special assessment by putting in the correct amount. Linda also tried to pay her October bill in September, but it was not visible till October 1. She would like to see more up current information for record keeping.

Nancy Balog (Villas): Asked if VOF had a new manager. Roger Fons will be managing VOF for the next few months. He will be at the next meeting.

#### NEW BUSINESS

PREMIER LANDSCAPING MOTION BY JOHN EVANS: I move that Premier Landscaping be paid \$425 for the removal and trimming of trees on the west side of 2000, the entry way of White Chapel Drive and some branches at the north end of 1000.

Paula Kelly seconded it. All were in favor. The motion was approved.

PAINTING CHANGE COST: When one of the hallways in Bldg 3000 was painted, it looked quite different than the chosen swatch. Several individuals were consulted and decided that another color was needed. The repainting cost is \$1500.

MOTION BY JOHN EVANS: I move that VOF pay Certa Pro Painters \$1500 for repainting the hallway in Bldg 3000. Mary Ellen Fish seconded it. All were in favor. The motion was approved.

#### TOWNHOUSE DECK CLEANING BY GEMINI:

MOTION BY JOHN EVANS: I move that we pay Gemini \$1480 for the power washing of the Townhouse decks. Mary Ellen Fish seconded it. All were in favor. The motion was approved.

HANDICAP DOORS: Three vendors have been involved with the door installations. Stanley who

installed the doors; ProWorks who provided the electric; and Allied Lock who installed the key pads and security locks. This project has required some coordination between the vendors and has slowed up the installation which should be finished today or tomorrow.

MOTION BY JOHN EVANS: I move that we pay Allied \$4328 for the security locks and key pads for the doors. Bill Anderson seconded it. All were in favor. The motion passed.

MOTION BY JOHN EVANS: I move that we pay ProWorks \$886 for the electrical installation of all three doors. Bill Anderson seconded it. All were in favor. The motion passed.

**LIGHTING CONTRACT FOR PARKING LOT:** There are nine light standards around the parking lot, and they are not as powerful as they should be. The standards can be removed by taking down the small box at the top and reinstall new ones that will double the lumens which will double the lighting power. In addition all the lights need to be straightened. This will involve digging a hole around the light pole, straightening the pole, and injecting foam which will act as an anchor into the hole.

MOTION BY JOHN EVANS: I move that a contract is hereby awarded to ProWorks of Newark, De., to straighten between nine (9) and twelve (12) existing light standards (poles) around the parking area and the paved roadways of the Fountainview property, and that the base of each such pole be excavated so that the upright position of the pole can be restored to true vertical, and each base then be secured by expanding foam, and thereafter securely back filled for the cost of \$450; and, further, that ProWorks of Newark, De., be further awarded the contract to remove the existing light fixtures on nine (9) to twelve (12) poles and install in their place new black LED 100 watt fixtures equipped with built-in photo sensors for an estimated cost of \$8400; all of the foregoing for a combined total project cost not to exceed Thirteen thousand, eight hundred and No/100ths (\$13,800.00) dollars.

Mary Ellen Fish seconded it. All were in favor. The motion passed.

**DRAINAGE ISSUE IN BLDG 1000, #116:** The interior problem has been resolved. But there remains a problem with standing water outside on an aesthetic ledge where the top of the stone facade and the siding meet. The ledge creates a crevice where the water sits and gradually enters the building. The temporary solution is to caulk the ledge. Later the siding will be brought out to the ledge and that will prevent the water from going inside the building. Tricon can caulk the ledge.

MOTION BY JOHN EVANS: I move that we award the contract to Tricon to caulk around Bldg. 1000 for \$3900.

Paula Kelly seconded it. All were in favor. The motion passed.

**DRAINAGE ISSUE NEAR BLDG 3000:** At the north end of Bldg 3000, #115, we are dealing with the same problem as Bldg 1000. It will require the installation of a french drain with perforated pipe that will drain the water and take it around the corner to the storm water drain. Today the City began marking the underground conduits. The cost will be \$9995.00

MOTION BY JOHN EVANS: I move that we award the contract to Tricon to install the french drain near Bldg 3000 for the cost of \$9995.00

Mary Ellen Fish seconded it. All were in favor. The motion was approved.

#### **COUNCIL OPEN FORUM:**

John Evans said that VOF has a policy stating that all Council members need to be bonded especially when handling funds. At this time, everyone on Council is bonded up to \$75,000, but that is not enough for anyone handling a million dollars. There are three council members who handle the money – the president, vice president, and treasurer. John does not think we need to be bonded for a million dollars as that amount is never there all at once, but does think it needs to be increased to about \$500,000. John will be getting the numbers about costs and deductibles, but wants Council to be thinking about the issue.

Nancy Balog (Villas): Questioned if the new parking lights will shine up or down. Carrie said they would reflect downward.

Kelley Piel (TH): Said Gemini did a good job with the townhouse deck power washing.

Bill Scheper (bldg 1000): Questioned if the street lighting can be solar so there is no need for digging. Carrie said we will be looking into that.

Linda Power (bldg 3000): Will be presenting insurance updates at the next meeting

ADJOURNMENT: John Evans moved to adjourn the meeting. Mary Ellen Fish seconded it. The meeting was adjourned at 7:11 pm.

Respectfully submitted,

Paula F Kelly  
Secretary