

**VILLAGE OF FOUNTAINVIEW CONDOMINIUM ASSOCIATION COUNCIL  
MEETING AT THE NEWARK SENIOR CENTER AND VIA ZOOM,  
AUGUST 8, 2022**

President Carrie Bolen called the meeting to order at 6:33 P.M.

Roll call: Karen Baker, Mary Davis, Mel Wenneman, Mary Ellen Fish, Carrie Bolen, Bill Anderson, Paula Kelly, and John Evans (Zoom). Absent: Deborah Ingram. Also present Samantha Summers (FSR). Zoom attendees: 17 Audience: 24

**ANNOUNCEMENTS**

**SPECIAL ASSESSMENT VOTE:** Voting for the Special Assessment will take place on Wednesday, August 10<sup>th</sup> from 4 – 6 P.M. at the Newark Senior Center. Those who do not show up to vote will be considered a “yes” vote for the special assessment.

**PATIO AND DECK INSPECTIONS:** Samantha Summers began patio and deck inspections in May with a focus on the common area, items hanging off the balconies, and patios and balconies being used for storage. The original inspection had 37 units with violations. Upon reinspection, 20 units remained in violation with an additional seven homes not in compliance. This month a reinspection will be done. Carrie said it has been a long time (probably more than 10 years) since an inspection has been done. Samantha did these inspections solo. No one is being targeted. The documents dictate how the community's appearance should be.

**NEW WEBSITE:** This will be live tomorrow afternoon. The website address and the password will remain the same. An email will be sent later in the week about how everyone can contribute information to the site.

**TRASH AND RECYCLING:** This month, an individual outside the community has been identified as contaminating the recycling at Building 3000. Carrie spoke to the appropriate City employee, and that person will be contacting the offender. The employee also said that in the future, a photo of the contaminated trash in the recycling bin and the information identifying the offender should be taken. The City will send a police officer out to the address.

**FIRE AND SAFETY POLICY:** Several individuals have stepped forward to create a Fire and Safety policy that includes an evacuation procedure. At this time, there is nothing in place for this, and it is a necessity. Currently, information is being gathered and will be presented later. In case of a fire, people need to know how to get out and where to go. Individuals who are shut-ins also need to be identified as well as residents who only can get to the stairwell.

**IMPROVEMENTS:** Emails will be going out about the schedule. In Building 3000, the third and fourth floors will be painted, and new flooring installed. In the Villas, the shutters will be painted. Estimates are being obtained for the parking lot sealing, the new handicap parking, and upgrading the parking lot lighting. Building 1000 work (floors and painting) will begin in mid – late September.

FLU SHOTS: Pat Hagan will be coordinating this event. Emails were sent out today, and notices will be put on every door and will be delivered to the Villas and Townhouses too. Consent forms are available at this meeting.

TREASURER'S REPORT: A contingency fund of \$45,000 and a legal fund of \$45,000 have been established at PNC.

There also are several items where VOF has gone over the budget; that includes elevator maintenance, janitorial services, fire sprinklers, storm water with there being six months of the year left. (the specifics can be seen on the second page of the Treasurer's Report).

Mary Davis questioned why everything cost so much more.

Bill Anderson answered the question about the sprinkler system. He said that three repairs were needed in the system, the pump, and the pump house. There was rusting in the pipe coming and going from the pump (common problem with steel and water), and that was repaired. Upon inspection of the Townhouses, two bells didn't activate, and they were repaired. In Building 3000, there was a dry pipe in the sprinkler system bleeder valve also requiring repair. These were necessary repairs to avoid future liability.

John introduced a solution at the last meeting. In September, Samantha will contact every vendor and solicit anticipated costs for 2023. Also of help will be the contingency fund to deal with unexpected costs.

MOTION: Mary Davis moved that the Treasurer's Report be accepted as read. Karen Baker seconded it. All Approved. The motion passed.

MOVE-IN, MOVE-OUT POLICY: The policy is in place. The VOF owns one set of elevator pads and one key, but someone is needed to install the pads when needed. FSR is hiring a new handyman, but will need a commitment of 4-8 hours of weekly services at \$45/hr. Bill Anderson volunteered to do Building 1000 and if necessary another building. Anyone who would like to volunteer in another building please let Carrie know.

#### NEW BUSINESS

REVIEW OF MAINTENANCE CONTRACTS FOR CONDO FLOORS, DOORS, AND STAIRWELLS FOR THE 2023 BUDGET: Carrie got estimates from Gemini Systems Building, LLC who cleans the buildings. They will charge \$1450 to come out once a year to power wash the stairwells and landings and clean the floors in all the buildings. Carrie would like to see this cleaning take place in September (but not this year – no money) after the birds have left. There was also a \$480 estimate to clean the entrance doors inside and out on all floors in all the buildings once a year. Another yearly chore would be to clean the outside lighting by removing the covers and cleaning out the dead insects; charge - \$1886. One last item would be cleaning the first floors (vinyl) of Buildings 1000 & 3000. The estimate was \$600 for a heavy duty cleaning with a recommendation of twice a year. As additional floors are added, there will be another \$600 charge per floor. There have been many complaints about how dirty the first floors in Buildings 1000 & 3000 have been. Karen did not think the luxury vinyl tile (LVT) would require a twice a year cleaning, but only need a damp mopping. Karen will be getting cleaning recommendations for the LVT.

MOTION: Mary Ellen Fish made the motion to accept the estimates presented by Gemini Building Systems for the cleaning of the buildings as part of the 2023 budget. Karen Baker seconded it. All approved. The motion passed.

ADOPTION OF FINES: Bill Anderson said that the VOF has rules and regulation so the community

looks good. That is the purpose of the rules, and they are applied equally to everyone. If a resident does not have the rules and regulations, they can see them at the website. Fines are mentioned only for those who refuse to follow the rules. Although a fine of \$100 has been suggested, the Council does not want to fine residents but will do so if necessary. If a resident finds that they cannot make a correction immediately on a violation, they can contact someone one on the board or call Samantha. The Council is willing to work with you. This beginning of the discussion of fines which will continue.

**BLACK LAGOON CONTRACT:** At the last meeting, a \$1000 charge to Black Lagoon was approved. Since then they have submitted a second invoice for \$875, John Evans said, and that VOF will be expected to pay them up to \$3000 for services. Mary Ellen Fish wanted to know what Black Lagoon does. John said the company monitors the pond water quality and promotes a healthy natural habitat. A question to be asked is whether they can help with geese control with lighting or sound devices. This year the geese have been more troublesome with leaving waste on the sidewalk and making it almost unwalkable. Mary Davis said there had been some plastic swans placed in the pond, and that seemed to help.

**MOTION:** John Evans made the motion that the payment of \$875 be made to Black Lagoon. Mary Ellen Fish seconded it. All approved. The motion passed.

**WATER RUN OFF:** The courtyard side on Building 2000 has had water rising up as does the north side of Buildings 3000 and 1000. Bill Anderson thought the community had been built on a swamp; so water issues may be difficult to deal with. In the winter, these areas are salted, but some spots do not receive any sun. The solution may be expensive. Carrie said the community needs to get educated about the problem.

#### COUNCIL CONCERNS

**Mel Wenneman:** Mel is concerned about the payment due in three months that would result if the special assessment passes. She would prefer a payment that is due in six months. John Evans countered that the residents have been alerted about a special assessment since March with more information coming forth with each succeeding council meeting. John said there has been plenty of warning so everyone knows what the per unit cost will be. The bill will go out September 1<sup>st</sup>. It will be helpful to collect the money as soon as possible.

**MOTION BY JOHN EVANS:** Pursuant to the terms of Section 8.1.1 and 8.1.2 of the Fountainview Code of Regulations, the date, time, and place of the meeting of Unit Owners for voting on the proposed Special Assessment of \$105,000 is hereby confirmed and established as being Wednesday, August 10, 2022 from the hours of 4 P.M. To 6 P.M. At the Newark Senior Center; and pursuant to the terms of the foregoing Sections of the Code of Regulations, in the event that a majority of all Unit Owners do not reject the Special Assessment, the payment of the assessment by Unit Owners based upon proportionate interest shall be due and payable within ninety (90) days of being billed to the Unit Owner.

#### DISCUSSION:

**Mel:** Interior items such as refrigerators are infrastructure; what is on the assessment is cosmetic. Mel does not think three months is enough time for some residents to come up with their payment.

**MARY DAVIS:** Questioned if some of the funds from the recent settlement that became the contingency fund could be borrowed from there. John said that on the second page of the Treasurer's Report shows that some of those funds will be utilized for other projects.

Bill Anderson seconded the motion.

**VOTE:** Karen Baker: aye; Mary Ellen Fish: aye; Mary Davis: nay; Mel Wenneman: nay; Carrie Bolen: aye; Bill Anderson: aye; John Evans: aye; Paula Kelly: aye. Ayes: 6; Nays: 2. The motion passed.

## DISCUSSION OPEN TO FLOOR AND ZOOM

NANCY BALOGH: If Council wants to know what a vendor supplies, then it is best to talk to the person who negotiated the contract as in the case of Black Lagoon as Nancy did this. Also, if VOF does not find someone with the special knowledge (a hydrologist) then money will be wasted in trying to fix the problem of the water drainage. Need to get to the root of the problem. Patty Hagan had several people come to assess the problem, Nancy said, but nothing was determined.

AUDREY MANN: Wanted to know why the TH/Villas were not included in having their doors and outside lights cleaned like the condos.

BETTY COLASANTI: Wanted to know how people on vacation or those that can't get out will be able to vote for the Special Assessment. She wants residents to receive proxies. John Evans replied that Section 3.3 does provide for proxies, but if residents are on vacation, the proxies are not required to be sent out. Residents only need to ask for a proxy.

BILL SCHEPER: Bill said there was not any mention of proxies in the letter that was sent out nor were any rides offered for those who need help to get to the Senior Center.

Bill also was glad that the inspection happened even though he had two violations. He did respond to the notice, but thought he should have been given the courtesy of a response.

Bill also had questions about the elevator pads. Bill Anderson assured him that he had personally tried them in each elevator.

Bill also is concerned about the building standards and the lights; there are five different types of lights in the community. There was supposed to have been an operating manual created to help with these issues.

Although Bill said he will vote for the Special Assessment, he said it is being handled incorrectly; VOF needs a five-and-ten-year plan. Carrie assured the audience that John Evans will not let VOF do anything that is not legal.

JOHN WESSELS: Noticed that one of the trash doors had been damaged. He questioned if the City damaged it, would they pay for the repair. Carrie said she will call the City tomorrow and ask. He also expressed concern about the Special Assessment and how it should be treated.

DENISE STRENKOWSKI: Said there were not any catch basins in the community. She wondered if any research had been done to identify the low spots as the little ditches are insufficient. Having moved here in the last year and having lived in a condo previously, she does not understand how the Townhouses and Villas can be considered the same. Carrie explained that the community is based on proportionate interest and not square footage.

BETTY COLASANTI: Wanted the holiday lights explained; Samantha said they can only be up for the holiday. Nothing can go over the outside of the railing.

PAT HAGAN: Flu shots will be given in front of Building 1000. Everyone will get a scheduled appointment.

MOTION TO ADJOURN BY MARY ELLEN FISH. Mel Wenneman seconded it. The meeting was adjourned at 7:54 P.M.