

VILLAGE OF FOUNTAINVIEW COMMUNITY ZOOM MEETING
FEBRUARY 9, 2022

The meeting was called to order at 6:33 P.M.

Deborah Ingram initiated the roll call.

PRESENT: Bill Anderson, Karen Baker, Carrie Bolen, John Ford Evans, Deborah Ingram, Paula Kelly, Mel Wenneman, and Samantha Summers from FSR

ABSENT: Esther Boone

ANNOUNCEMENTS

TRASH AND RECYCLING: Trash and recycling are picked up twice a month on Mondays. The city will take mattresses and other large furniture pieces, but first you must call the city's Public Works department. They will tell you when the next pick up will be. The city also picks up metal twice a month on Thursdays; the same procedure holds as large furniture pieces. Carrie Bolen reminded residents not to put plastic bags in the recycle bin; plastic gets caught in the city's equipment.

Carrie recognized Margaret Glanville from Building 2000; she has stepped up to maintain the VOF website. Margaret posts the meeting minutes and the Treasurer's report within ten days of the meeting; disperses emails to council members from vofdelaware.com; and sends out the Zoom invitations from the same email address. Margaret also has been updating the directory which should be finished soon. Kudos to Margaret for her hard work and time.

Condolences were offered to Nancy Kosloski in regards to the passing of her husband, Anthony Kosloski, on January 20. Anthony, nicknamed "rooster", was a big part of the Driveway Divas. Nancy also lost her son-in-law on Christmas Eve. Our thoughts and prayers are with her and her family.

TREASURER'S REPORT: Will be attached with these minutes. Deborah Ingram made the motion to accept the Treasurer's Report; Mary Davis seconded it. The motion was passed unanimously.

2022 COMMITTEES: They include Pool Maintenance and Use, Bulletin Board, Design, Election, Budget Approval, Parking, Social, Welcome, Insurance, Trash and Recycling, Facilities and Maintenance, Landscaping and Grounds. The list will be posted on the bulletin boards and hand delivered to the townhouses and villas. Anyone interested in serving on a committee should contact Carrie Bolen or Deborah Ingram.

PENDING BUSINESS

RESOLUTION FOR BANKS: Mary Davis made a motion: In accordance with Section 4.3.2, a Village of Fountainview Condominium Association Code of Regulation, unit owner John Ford Evans is hereby appointed to Council position vacated by the resignation of a previous member of Council, Cam Vu, and said appointment shall be effective January 12, 2022, at 12 o'clock noon. Mr. Evans shall serve until the end of the term of the said resigning council member and further. John Ford Evans, a member

of Council, is hereby appointed effective 12:01 P.M. on January 12, 2022, as to the office of Treasurer in accordance with the terms and conditions of Section 624 in the Code of Regulations in the Village of Fountainview Condominium Association. Karen seconded it. Vote: Six ayes, one abstention. Motion passed.

TREE REMOVAL: Karen Baker said the Landscape Committee wants four large trees removed around Building 3000. These trees are either dead or dying and have been identified and marked. Three estimates were obtained.

*Brandywine Tree and Shrub: \$2,150.00

*Tree Huggers: \$2,680.00

*Bartlett Tree Experts: \$3,044.00

They will cut down all the trees, grind the stumps, remove all the wood and grindings, and fill the holes from the cut tree with topsoil. Brandywine Tree and Shrub was the favored service as the arborist has a good reputation among that service community, and they also had the lowest bid. The trees were identified last year, but the funds were not available in the budget at that time. Some trees have been replaced with crepe myrtle and dogwoods and plans for a magnolia can be expected. Karen Baker made a motion: That the Village of Fountainview accept the bid from Brandywine Tree and Shrub for \$2,150.00. Mel Wenneeman seconded it. The motion was unanimously passed.

BUILDING 1000 FLOOR AND PAINTING UPDATE: Karen Baker said the floor installers started the work Monday as planned and have begun laying the tile. The job will be completed by the end of the week. Painting will begin February 21.

NEW STAIRS WEST PARKING LOT: Bill Anderson said the new hand rails look good, and that payment should be sent.

POOL COVER: Bill Anderson spoke to Merlin Industries twice. They do not recommend the pillow cover as it loses pressure over the winter, and then there will be more water on top of the pool cover. One option they recommend is to get a long-handled broom and push the water off the cover as it accumulates. A second option is to have a small sump pump with a hose attached to it and out there at all times. Bill Anderson said that some don't like the later idea. He recommends using the broom with people alternating cleaning the cover off. Carrie Bolen questioned if the cover was made properly if water was laying on top of it. Bill Anderson said it should have water on top as it is porous but designed not to have any dirt smaller than 14 microns or water penetrate the water surface. Bill Anderson said he would be glad to do the sweeping if this is what everyone wants.

SNOW REMOVAL: Mel said our budget for this year is \$25,000.00, but our expenditures are zero for now. Samantha is awaiting a bill from the snow removal company.

NEW BUSINESS

MOVE-IN, MOVE-OUT POLICY: Paula Kelly presented ideas gathered from the Council about possible a move-in, move-out policy to eliminate or reduce chaos and property damage and inconvenience to other residents. Identified ideas:

- Days: Monday through Sunday or Monday through Saturday
- Time: 8 A.M. - 5 P.M. Or 9 A.M. - 5 P.M.

- Schedule the move with FSR
- The landlord or a representative be present at the beginning and end of a move
- Certain doors and elevators should be designated for moving
- Can the fire lane be used for parking?
- Can the vestibule entrance be used?
- No entrance doors should be propped open at anytime
- Collect one month's association fee (same as when a unit sells) or another specified amount? Samantha suggested that a fixed fee be collected every January for each rental. These fees like the unit sale fee go into a specified fund to pay for damages (visible damage to walls, carpet and light fixtures) that occur during a move
- Should there be a elevator user fee?
- No vehicles should be parked on sidewalks
- Hallways and mailboxes should not be blocked
- A copy of a signed lease and the residents' ID stays on file with FSR
- How would these policies apply to the townhouses and villas?

Carrie Bolen said that no one wants to be bothered with people moving in the early morning or evening hours. Samantha Summers added that people are not scheduling their moves with FSR who does have a calendar feature that can be utilized by VOF. That calendar could easily be used and seen by the Council. Another option is that as part of the resale documents the moving procedure is listed on the first page with the FSR number to call and schedule their moving date. Samantha Summers said there was a three – six month learning curve with this, but it tends to go well after that. For rentals, it would be the landlord's responsibility.

Carrie Bolen wondered where the elevator pads where. Bill Scheper said that as long as he has lived in Building 1000, there have not been any.

As to parking in fire lanes, that should never happen, Bill Anderson said, so that idea was eliminated from the list.

Carrie also questioned if there should be a designated door to use and thus would limit any damage to a particular area. Karen suggested either end of the building.

There also was discussion about what amount should be collected for a moving fee. Samantha Summers said since March or April, FSR collects one month's association fee for newly sold units. Currently that fee is put in general income, she said, and it is marked what it is for. When questioned, Samantha Summers said there was not a set standard for this practice with the range being from \$100 a year to one month's association fee. (lowest to highest). It depends on what the community is comfortable with. For renters, a fixed fee range might be from \$100 to \$250 paid every January. Samantha Summers has never heard of a elevator user fee. Deborah Ingram was against the elevator fee as it does not pertain to the townhouses and villas.

General rules would prohibit parking on the sidewalks and the blocking of hallway (safety) and mailboxes.

While most of these guidelines don't pertain to the townhouses and villas, moving days and times would. The move-in fee will be up for discussion.

The last suggestion was to have a full signed lease copy and renter's ID which Samantha Summers said they have not been receiving. In other FSR communities, FSR must have the signed lease, tenant information, and ID before they can move in.

Karen Baker commented on keeping the doors propped open while moving. While she understands the need to keep the doors closed for safety, it is inconvenient to keep going up and down the elevator to hold the door open for the movers. She wishes she had a better idea. Carrie Bolen said that while the safety issue is forefront, when the doors are left open, the heat and air conditioning goes outside. It will be further discussed, and it will be put on the agenda for next month.

CHANGE IN DECLARATION REGARDING PROJECT BUDGETING: John Evans said the condo association is controlled by the Statutes of Delaware and VOF documents such as the Declaration and the Code of Regulations. The first document, executed by the developer, was the Declaration that has a number of restrictions and restraints. One of which, number 14.8, provides that if there is a project, it must be completed within 12 consecutive months. That does not mean that half the project can be done in one calendar year, and the second half being completed in the following year. Also of importance is that a project should not exceed the amount of \$15,000. That section 4.8 reads two ways. First, if a project exceeds \$25,000, over 12 consecutive months, then approval of the entire association is needed. Second, If the project costs \$15,000 or less, the council can approve the funding without the entire association. The difficulty lies in what happens when a project falls in the \$15,000 to \$25,000 range. When the Declaration was written in 2007, \$15,000 bought more than it does today. John Evans said that each time we have a project for more than \$15,000, a vote and a special assessment would be needed. Getting the vote will be difficult as we must have a quorum of 40 percent and that was difficult to get for the last election. John Evans said that we might be able to change it through an action of legal counsel. It seems possible to do without holding a meeting and having a vote. Opinions were offered about the vagueness of the amount, and Council members thought it should be changed. It will be put on the agenda for next month once everyone has had a chance to think about it.

OPEN FORUM FOR COUNCIL

SOCIAL COMMITTEE: Mel Wennenman said they are planning a winter swap party for Saturday, February 26, from 1 P.M. - 3 P.M. first floor, Building 1000. It is undecided whether it will be a silent auction or an actual swap. You would bring one item then take one item or bring an item and people would bid on it. Fliers will be posted once the decision is made.

The second issue, Mel Wennenman addressed is that she received a call from a resident who has seen a lot of smoking taking place in a particular building. The resident wants to know what the smoking rules are. If there is no smoking in common areas of the building, the resident wanted to know if no smoking signs can be put up.

SECRETARY POSITION AND DUTIES: John Evans said that as Esther Boone has been unable to fulfill her role as Secretary, there is a provision that allows for assistant officers to fill in until her return. In addition to the minutes, a physical signature may be required. Also, the minutes should be completed by a Secretary and not a substitute, John Evans added. He urged Council to create two assistant secretary positions to be filled by Paula Kelly and Mel Wennenman who also is willing to serve as Esther Boone is still recuperating and Paula Kelly is out of state now. John Evans made the motion: Pursuit to the provisions of Section 5.1 of the Amended and Restated Code of Regulations of the Village of Fountainview Condominium Association, two positions designated as "Assistant Secretary" are hereby created to have and hold the same authority and responsibility as the position of Secretary; and, further, who shall be empowered to act from time to time as directed by the President in the event of the unavailability of the Secretary, for any reason; and, Council members Paula Kelly and Mel Wennenman are hereby respectively appointed to the position of Assistant Secretary, as aforesaid. Deborah Ingram seconded it. All approved. The motion carried.

COMMUNITY QUESTIONS AND DISCUSSION: Each person was allotted four minutes to speak.

JAIME GROGAN: Asked if there is a website to go to read the minutes and meetings. The website is vofdelaware.com .

JEANNETTE ADAMS: She said that anybody can get inside the buildings anytime as the doors are frequently propped open, and that the building codes are given out. Carrie Bolen said that she thought recoding the doors might be expensive. Also if movers come late in the day, it is impossible to be finished by late afternoon. Jeannette Adams also questioned if they were tiling the floor or using luxury vinyl tile.

GWEN CLAYTON: Gwen Clayton questioned the moving fee for renters. She asked if renters are family will that fee still be required and is it nonrefundable? That issue will be put up for discussion if the condo was purchased for a family member. She also wanted to know if the water billing issue would be revisited. Gwen Clayton said that Dennis Duckett had accurate information about whose meters worked and whose didn't. Carrie Bolen said no as there was more positive than negative feedback.

DENNIS DUCKETT: Dennis Duckett strongly condemned the Council's action regarding the new water billing system without resident's input. He said they were unfair as approximately 100 owners will be faced with a water bill increase of up to 42 percent while two-occupant owners will be receiving an average of a 32 percent decrease. As a result, about 60 people signed a petition and some called or emailed as well. Council members responses that the previous system was unmanageable and inaccurate with late fees, dishonest owners, illegal visitors, and rising water bills, Dennis Duckett said, were inaccurate and not supported by facts, and that the request to put it on tonight's agenda was ignored. He was disappointed that other Council members did not bring it up.

Carrie Bolen responded that several people called her to have their names removed from the list as they did not understand what it was for and had not attended last month's Zoom meeting. She also added that the water bill would be predictable and paid on time. As to unfairness, Carrie Bolen said many owners had been overcharged including one individual who was charged double for 18 months.

JEANNETTE ADAMS: She suggested that each building have one or two captains that would represent the building owners and their concerns.

ADJOURNMENT: Carrie Bolen made a motion to adjourn the meeting. Mel Wenneeman seconded it. Motion passed unanimously.

The meeting was adjourned at 7:58 P.M.

Respectively submitted,

Paula F Kelly
Assistant Secretary