

**VILLAGE OF FOUNTINVIEW CONDOMINUM MONTHLY COUNCIL MEETING
AT THE NEWARK SENIOR CENTER and VIA ZOOM
October 08, 2025**

Council President Kathleen Phillips called the meeting to order at 6:30 PM.

ROLL CALL:

PRESENT: Linda Malm, Rebecca Hartman, Sandy Pick, Kathleen Phillips, Bill Scheper and Lisa Bolin (First Service Residential).

ABSENT: Aiwu Zhang

Attendees: Audience: 15 / Zoom: 24

PREVIOUS MEETING MINUTES: A motion to approve the previous meeting minutes was made by Rebecca Hartman and seconded by Linda Malm. All agreed.

TREASURER'S REPORT: Cam Vu read the Treasurer's Report including account balances, receivables, and expenses. A motion to approve the Treasurer's Report was made by Sandy Pick and seconded by Bill Scheper. All agreed.

- Kathleen Phillips announces delinquent accounts and actions taken, including filing legal actions.
- Kathleen states that we have been advised by the attorneys that, as of the point that we file an action against an owner for not paying their HOA or Assessments after 60 days, we can announce that to the community.
- Lisa Bolin reports that First Service is now assigning a finance manager to work with the Council/Treasurer.
- Cam Vu mentions a 22.4% increase in electricity costs proposed by the city of Newark, affecting the 2026 budget.

OLD BUSINESS

DRY PIPE REPLACEMENT PROJECT UPDATE

- Kathleen provided updates on the pipe project in building 2000, scheduled to finish by the end of October.

OTHER COMMUNITY HAPPENINGS

- Pool pump replacement and cover repair are discussed, with costs and benefits outlined.
- Safety improvements and functional improvements, including sidewalk patching and timer replacements, are mentioned.
- Kathleen recounts a false fire alarm incident and the subsequent door repairs.
- Kathleen highlights the gardening committee's efforts in improving community esthetics.
- A new bench by the pond and donated table and chairs are mentioned.

NEW BUSINESS

SIDEWALK PATCHING

- Kathleen discusses the sidewalk grinding and patching in building 2000, praised by the insurance inspector.

COUNCIL UPDATES

- The 2026 budget is in progress with a special meeting planned for November 19 for ratification.
- Kathleen emphasizes the need for community members to understand the cost increases and their impact on maintenance expenses.
- Kathleen reports on the Rules and Regulations and making changes to those. Council is entitled to make changes, allowing for residents to review over 15 days and call a special meeting to voice any concerns.
- Kathleen discusses the complexity of installing solar panels on an HOA roof and the need for community volunteers to research solar power options.
- Lisa Bolin reports on a new Property Manager, Sarah Mattox, who will start on November 3.

APPROVALS/DECISIONS REQUIRED

- A motion to approve the Sobieski invoice for August 31 for \$36,453 for the pipe project was made by Rebecca Hartman and seconded by Bill Scheper. All agreed.
- A motion to approve the Sobieski invoice for September for \$76,504.50 for the pipe project was made by Rebecca Hartman and seconded by Sandy Pick. All agreed.

COMMITTEE UPDATES

- Sandy Pick reports that the Bylaws Committee is on hiatus right now.
- Kathleen Phillips reports that the Communications Committee is also on hiatus.
- Sandy Pick reports on the Gardening Committee. A crepe myrtle was planted by the fire lane between 2000 and 1000. On October the 18th, a Girl Scout troop is going to come to help plant bulbs for next year.
- Rebecca Hartman reports on the Maintenance and Planning Committee and thanked Pool Committee members. Steve Kerr, Patty McNelis and Aiden Fordyce for all their work in stacking and covering the chairs in the pool area. The large trees in front of 3000 were trimmed. Grass seed was spread around bare spots around the property. Pressure washing is planned for next year, on all the villas, townhouses and the condominiums. It was mentioned about property cameras that we want to install, and we need people who have unlimited Wi Fi that we can tap into for those cameras to stream. Rebecca reminds

residents to please do not touch the thermostats that are located on the fourth floor, those thermostats control the HVAC for all floors,

- Linda Malm provides updates on the Social Committee who continues with coffee chats, happy hours, and plans for upcoming events like, Bingo, and a Dog Halloween costume parade on November 1. The holiday party is scheduled for December 7 at the Senior Center.
- Kathleen reported on the Parking Committee who now have five people on the committee. Anyone looking to volunteer would be great.

AOB (ANY OTHER BUSINESS)

REMINDERS:

- Our attorney advises that Council members must remember, that our responsibility is duty of care and duty of loyalty to the community, to the community, not to any one of our individual desires. Any decisions we made are made based on those principles.
- Anyone who is looking to join the Council needs to understand that those are the principles by which we govern.
- Kathleen reports we have two open positions on the Council and the skills that you need are effective communication, empathy, leadership, time management, and comfort in technology. We need biographies by the next meeting, November 12th.

OWNERS OPEN FORUM

- Lane McLaughlin reports an elevator issue in building 3000, and Kathleen advises reporting it to FSR.
- Resident asks if the cameras need to be monitored. Kathleen mentions that the cameras are not meant to be monitored, but meant to help identify intruders, etc. we need to the Wi Fi to get the signal to go to phones for storage and viewing.
- Lane talked about the bees underneath her deck that she has not been able to get Yuval to remove them.
- Lou Aquino warns about the high cost of removing solar panels for roof repairs and also suggests 10-year smoke alarms.
- Patty McNelis asks if we found the T valves for building 3000. Sandy Pick advises she will contact Mary Ellen Fish, who had them, or will order more.

ADJOURNMENT

A motion to adjourn the meeting at 7:17 PM was made by Rebecca Hartman and seconded by Bill Schepers. All agreed.

Kathleen thanks everyone for their participation and adjourns the meeting.

Respectfully submitted,

Sandy Pick

Council Secretary

Summary of Decisions Made at this Meeting

- Approval of the Sobieski invoice for August 31 for \$36,453
- Approval of the Sobieski invoice for September for \$76,504.50
- Residents were asked to reach out to info@vofdelaware.com to volunteer for the council and submit a biography by the next meeting, November 12.