

Village of Fountainview Condo Association

Minutes of February 13, 2019, Council Meeting

President Patty Hagan called the meeting to order at 6:00 p.m.

Attending: Robert Baird, Nancy Balogh, Patty Hagan, Francis Loeffelholz, Patty McNelis, Linda Power, and John Wessells; Dennis Duckett and Bill Scheper, regrets.

The meeting opened with a presentation by two members of the Newark Police Department. Officer Morgan Fountain asked residents to share concerns and to call police (not IPS) first if something is damaged or stolen or looks suspicious. Officer Greg d'Elia explained that they are patrolling much more often and have become very familiar with our neighborhood, so that it's easier to spot problems. The non-emergency number for police is 302-366-7111, but if you can't find that number right away, you can still call 911 even though it isn't an emergency. They really want your calls. They said that we live in a very safe neighborhood. While stolen packages and decorations are an expense and are annoying, the police have not seen any significant threats to our safety.

Nancy B., Secretary, read the minutes of January 09. Patty M. moved to accept; John W. seconded; they were approved unanimously by voice vote.

Treasurer John W. stated that \$50,862 was put into the Reserve Fund in 2018, and we have budgeted \$75,000 to be added in 2019. Our ongoing 2018 expenses came in below budget, but unexpected repairs caused us to go over budget at the end of the year. After the audit is completed, the audited financial statements will be available on the private portion of the Web site.

Old Business:

President Patty H. brought everyone up to date on the evaluation of security cameras for the three main buildings. Two companies gave estimates, but neither covered the entire area and they were not comparable. One gave a bid on outdoor cameras, the other on indoor. Neither covered the extra cost of changes to the electrical system and other building expenses for installation, and only one quoted the monthly fee. In total, these costs would be prohibitive. If more people bought relatively inexpensive home security camera that connect to their doorbells, it could be a very effective deterrent. One person in the audience made a plea for everyone to turn on their outside lights after dark, whether on balconies, patios, or front porches.

New Business:

John W. presented a Resolution regarding the Council's process for convening Executive sessions and made a motion to approve it. Linda P. seconded the motion. The discussion centered on the need for such a Resolution. Several people pointed out that the wording in our official documents is essentially the same as that in the resolution. Jerry Clifton expressed the thought that approving the resolution would bring it to the attention of residents. After a lengthy discussion, Patty H. postponed final consideration until the March meeting so that members of Council and others could have time to make comparisons between the two versions.

Bob B. gave an update on the status of the Unit and Building Completion. It is included as an attachment to these minutes and can be found on the website. It will be posted on our bulletin boards. Bob and Patty H. also announced that they have received bids from two consulting engineering firms to have one of their engineers monitor the progress of the construction and be the main point of interaction with the developer's engineer. They have already interviewed two engineers for the job of Consulting Engineer. The deadline for the proposals is End of Business on Friday 02/15/19.

John W. has put all private Condo information onto the private section of the website.. He gave the password to those who were present. If you need the password, contact any of the council members.

Fran L. described a recent 4-hour workshop attended by most council members. This was solely to improve the organizational aspects of our interactions, and no business was transacted. One goal is that Council members should proceed in an interactive manner rather than trying to compete for scarce resources to cover conflicting goals. He displayed some of the working notes that were recorded on a flip chart and showed the progression of the ideas as they coalesced into leadership groups (committees) with a Council member serving on each. Several members of Council emphasized that we need volunteers to work with these groups to accomplish our goals.

Bob talked about the developer, Yuval Nahum, and his progress and timeline, as well as the timeline for the repairs to the damaged portion of building 2000. It is projected that those repairs will be complete by late July, but the weather will be a big factor, so the final date is not totally under our control.

Fran urged residents to be boosters for Fountainview to let potential buyers know that this is a good place to live. Bob reminded everyone that the developer, Yuval Nahum, is paying the full condo dues on the remaining units, even while he is making the upgrades.

Bob B. went over the responses to the questions raised on the inquiry forms from the January meeting. They are included in a separate attachment to these minutes.

Nancy talked about the possibility of getting a grant from the State of Delaware which would match more than half the cost of getting new trees. Almost a dozen trees died last summer due to lack of attention or watering during the drought, so the thought was that replacing this damage would be more affordable if we could get one of these grants. The meeting adjourned without formal action on this topic.

Patty adjourned the meeting at 7:30. The next meeting will be held at the Senior Center March 13 at 6 p.m.

Respectfully submitted,

Nancy Balogh, Secretary