

VILLAGE OF FOUNTAINVIEW CONDOMINIUM ASSOCIATION MONTHLY
COUNCIL MEETING AT THE NEWARK SENIOR CENTER AND ZOOM
NOVEMBER 13, 2024

Vice President Mary Ellen Fish called the meeting to order at 6:34 pm.

ROLL CALL

PRESENT: Kathleen Phillips, Paula Kelly, Bill Anderson, Linda Malm, Mary Ellen Fish, Erin Dodd (FSR), Lisa Bolin (FSR). ABSENT: Carrie Bolin. Audience: 18. Zoom: 15

ANNOUNCEMENTS

Lisa Bolin announced that as of January 1st, Erin Dodd will become the VOF Community Manager. Lisa will become Erin's senior support.

TREASURER'S REPORT

Cam Vu read the report.

MOTION: Kathleen Phillips made the motion to accept the Treasurer's Report as read. Mary Ellen Fish seconded the motion.

The report will be posted on the website and on the condo bulletin boards.

OLD BUSINESS

VALVE PROJECT UPDATE BLDGS. 1000 AND 2000: Kathleen said that all but a couple of valves were replaced in 1000, because owners could not be contacted. In Bldg. 2000, the majority had the valves installed, and the building is OK.

BLDG. 3000 PRISM AND VALVE PROJECTS UPDATE:

Kathleen said that they have been waiting till the majority of residents have moved back as the quote to clean the dryer vents includes all building units. At this time, only 16 units from 3000 have signed up for the service. When Prism comes out, they will have a cherry picker to do the third and fourth floors. To be cost effective, every unit needs to be done at once. It is unknown at this time, who has returned, who is returning later, or not returning at all and how to access those units that we cannot get into. If anyone knows anything about these returns, please let Council know asap. As to the valve replacements, Council strongly recommends that everyone has a quarter-turn ball valve to shut off the water in their unit. Some of the 3000 units already have the quarter-turn valves which is in the laundry room; one is above the water heater and the other is on the floor by the water meter. This project came about as many units needed new water heaters. The water could not be shut off within the unit, and the ball valves became necessary. Access to the units is needed to complete the dryer vent and valve projects. It was asked if a master key would allow such access, but this is not possible as many of the locks have been changed.

Mary Ellen only has heard from 25 people in Bldg. 3000 who have missing items or need unit repairs. Mary Ellen sent one notice to everyone, but will send a second one asking when residents are moving back in and if not returning to let Council know. It is important to know where everyone is right now.

PIPE WORKS PROJECT UPDATE: Bill Anderson said we plan to replace the dry pipe system in

all the condo buildings. Hopefully by the end of December, a blue print will be in place. The cost at this point is unknown. What will be done in the meantime is temporarily installing heat detectors in all three attic buildings, and the City has approved this. This will avoid any false alarms with a drop in air pressure which will trigger water in the system which is not wanted right now. Kathleen said VOF owes Bill a debt of gratitude for coming up with this solution. The other solution was to hire someone to monitor the system 24/7, and that would cost about a quarter of a million dollars.

Bill also said that if anyone hears the annunciator panel beeping don't worry, it is only saying there is a problem; don't panic. If you hear the fire alarm going off, and people are leaving the building, then there is a problem. The annunciator panel beeping is saying there is trouble or a supervisory issue. Bill is more concerned about the latter. Then Bill, Carrie and Lisa are alerted. Bill said 90 percent of the time, he can handle the issue. Otherwise it is a \$200 bill for Sobieski to come out.

Bill also said that if anyone is doing any painting in their unit, there is a white box in the bedroom (about 2 in x 4 in and without a strobe light) called a sounder that is tied into the main alarm system in the building. There is another similar box in the living area. If you have any one doing work in your unit, do not allow them to touch these boxes. If unhooked, it sends a trouble signal down to the panel. Then the bill will come back to you or your contractor.

It was asked if the residents of units 113, 213, and 313 in Bldg. 2000 have moved back in. Kathleen said no.

Pat McNelis (Bldg. 3000) asked when the heat detectors would be installed. Bill said soon, but they want to get the blue prints done.

Bill Scheper (Bldg. 1000) asked how many heat detectors would be in each of the five attic sections. Bill A. answered that there will be a sufficient number as required by code. Bill S. also asked if the lower temperatures would prevent the heaters from detecting problems. Bill A. answered no as they use these same detectors without fail in deep freeze warehouses.

Rosaria Balzamo (Bldg. 3000) expressed concern about the air quality in 3000. She has had difficulty with allergies and sinus infections since her return to the building. She wants a copy of the air quality test that was done by the City, and if it was done in each individual units she would like the test from her condo. Lisa will get these results from ServPro. When Rosaria returned, she checked the air filter in her unit and there was none. She brought an object which was formerly bright white and now is gray from the condo dirt. Rosaria wondered how many other residents are having air quality problems. Kathleen suggested Rosaria go to ServPro and have them replace it, but Rosaria has not received any answer from them. She also has been waiting for a response from them about laundry room doors. Lisa asked for a copy of the email. Kathleen said one of our biggest challenges is separating personal unit issues from community issues. Lisa has asked ServPro for a construction list and sent them an email. Lisa will let them know that the last payment would be pending upon their work orders completion. Mary Ellen said that as far as she knows ServPro has not been responding to anyone. Pat McNelis also added that ServPro is asking her for money, and she told them that they will get their money when the work is completed. Rosario is experiencing the same difficulty. Kathleen said first, no one should pay any more bills until the work in their condos is completed. Second, we need to get the two separate lists – personal and condo.

Jeanette Adams (Bldg. 3000) also complained about sinus issues and complained to the City who said an outside agency did the air quality testing. She has not heard from the City.

Fred Cohen (Bldg.1000) asked about the insurance. Lisa said that in the budget for 2025, there was a 15 percent reduction.

Carol Deck (Bldg. 3000) said that when she moved in 2008, she had an injury which kept her in her condo for 12 weeks. But the longer she stayed, the sicker she became. What was discovered was the sewer gas was coming from the pipe underneath the kitchen sink. And she would suggest to those with sinus issues to check this out. While the City fixed the issue, the builder was blamed for the problem.

NEW BUSINESS

CALL FOR CANDIDATES

Kathleen said VOF documents state that seven people are needed on Council; one is missing. What is needed is the Secretary and Treasurer although Kathleen thinks she has found the later. Help is especially needed for the Maintenance Committee. If anyone is interested, call Kathleen. Lisa said from managing other associations, lack of engagement is not normally a problem. However, if there is no engagement or residents for the board, then people can be hired, and that will increase HOA fees. Needed work includes a By-laws committee, improving communications – directories are incomplete, and the website needs updating (Margaret will stop working on this next year.) – all of which will lighten the board's workload.

SOCIAL COMMITTEE: Linda Malm said that on Saturday December 7th there will be a Welcome Back Tea Party from 2-4 pm to mark the return of the residents in Bldg. 3000. Please sign up so an adequate amount of refreshments will be served. Residents can sign up online.

BUDGET AND VOTING: The session was open to resident's questions. Bill S. said the information showed budgets for 2024 and 2025, but not what was spent in '24. Lisa said a Profit and Loss can be made available in PDF; Margaret will send that out.

Bill also said that \$78,400 was income for water and also showed the same for water bill expenses. Does that mean that condos are paying for the irrigation and the pool? No, as it is a separate line item, Cam said. Deb Ingram (TH) asked if the \$78,400 was for everyone or just the condos. Condos only was the answer.

COUNCIL OPEN FORUM

Pat McNelis said that in 3000 ServPro said that residents should put items that are not theirs in the hallway. There is a big cabinet and a mirror on the first floor that need to be removed. Lisa said ServPro should remove them. Carol Deck said that if she can get the black cabinet into her unit, she will take it.

MOTION TO ADJOURN: Mary Ellen Fish made the motion to adjourn the meeting. Kathleen Phillips seconded it. The meeting was adjourned at 7:35 pm.

Respectfully submitted,

Paula F Kelly
Secretary