

**VILLAGE OF FOUNTINVIEW CONDOMINUM MONTHLY COUNCIL MEETING
AT THE NEWARK SENIOR CENTER and VIA ZOOM
November 12, 2025**

DRAFT

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

ROLL CALL:

PRESENT: Linda Malm, Rebecca Hartman, Sandy Pick, Kathleen Phillips, Aiwu Zhang and Lisa Bolin and Sarah Maddox, First Service Residential.

ABSENT: Bill Scheper

Attendees: Audience: 20 / Zoom: 26

INTRODUCTION OF NEW MANAGEER AND SPECIAL GUEST

Kathleen introduces Lisa Bolin, regional manager of Northern Delaware, and Sarah Maddox, the new portfolio manager for Village of Fountainview. Kathleen welcomes Sarah and expresses excitement about her joining the team.

Kathleen introduces Brandon Grizzle from Assured Partners, who discusses the significant savings achieved in insurance costs.

- Brandon Grizzle explains the significant savings achieved in insurance costs, reducing it from \$414,000 to \$176,000.
- Brandon credits the corrections made to the sprinkler system and the work done to prevent future losses.
- Brandon details the renewal process, including the options considered and the selection of Great American as the new carrier.
- Brandon highlights the improvements made, such as reducing wind and hail deductibles and increasing building value.
- Resident asks if future years will continue to improve as repairs are made.
- Brandon Grizzle explains the challenges in the property market and the importance of showing corrections to carriers.
- A resident inquired about the expectations in terms of prevention and repairs.
- Brandon discusses the importance of safety measures and the potential for additional inspections by Great American.

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

FINANCIAL 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 Aiwu Zhang. All agreed.

- Lisa Bolin explains the accrued expenses and the reclassification of money between operating and reserve accounts.

OLD BUSINESS

DRY PIPE REPLACEMENT PROJECT UPDATE

- Kathleen mentions the ongoing dry pipe project and the completion of condominium stairway lighting replacement.

NEW BUSINESS

2026 BUDGET AND INSURANCE

- Kathleen discusses the budget updates, including the increased building maintenance, addition of donations, and additional social events funding for all HOA Council and Committee volunteers.

2026 Planned Projects:

- Increased funding to reserves
 - Townhome roofs
 - Condo door weather stripping Dryer vent cleaning and exterior building power-washing.
 - Priority curb replacements
 - Water valve replacements in building 3000 (at owners expense).
 - Condo staircases
- The only increase is \$4/month in water fees for condo owners, due to City of Newark rate increases.

APPROVALS / DECISIONS MADE

- Kathleen requests approval for the insurance payment to Assured Partners for \$196,638.33. Rebecca Hartman makes a motion to approve the insurance invoice and Sandy Pick seconds it. All Agreed
- Kathleen requests approval for the townhome roofs invoice to Tull Contracting for \$73,661.67. Rebecca Hartman makes a motion to approve the roofs invoice, and Aiwu Zhang seconds it. All agreed.
- Kathleen requests approval for the pipe project invoice to Sobieski Life Safety LLC for \$63,900. Rebecca Hartman makes a motion to approve the pipe project invoice, and Sandy Pick seconds it. All Agreed.

- Kathleen requests approval for the engagement of Miller Dodson to perform a reserve study for \$6,650.00. Rebecca Hartman makes a motion to approve the reserve study, and Linda Malm seconds it.

COMMITTEE UPDATES

- Kathleen provides an update on the bylaws committee, noting it is on hiatus due to board training and the complexity of legal considerations.
- Kathleen mentions the Communications Committee is on hold until the welcome kit is updated.
- Sandy Pick shares updates from the gardening committee, including the planting of 100 bulbs around the buildings and the support received from residents.
- Rebecca Hartman provides an update from the Maintenance and Planning Committee, highlighting their contributions and the upcoming sidewalk evaluation and thanks the committee members and residents for their support in reducing insurance costs.
- Kathleen mentions the parking committee is on hold until after the new year.
- Linda Malm reminds everyone of the holiday party on December 7 and the caroling event on December 3.
- Rebecca Hartman announces a new Christmas tree for the community and a lighting ceremony with a food donation drive on December 3, 5PM.

AOB (ANY OTHER BUSINESS)

REMINDERS:

- 11/24/2025: Special Meeting for Budget and Council Member Voting
- 12/7/2025: Holiday Party @ The Newark Senior Center
- 12/12/2025: Council Vote and Budget Ratification Confirmation
- Kathleen shared with the community the the new “Transfer on Death” law, which goes into effect on 12/5/2025..

OWNERS OPEN FORUM

- Kathleen addresses a question from Irving about the master policy and offers to provide the certificate of insurance. Certificate of insurance is available to all homeowners on the VoF website.
- Kathleen explains the process for challenging bylaws changes and the importance of fair and considered updates.

CLOSING REMARKS AND ADJOURNMENT

- Kathleen reminds attendees of the importance of treating council members and all community volunteers with respect for their volunteer work.

A motion to adjourn the meeting at 7:22 PM was made by Rebecca Hartman and seconded by Sandy Pick. 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 Assured Partners for \$196,638.33.
- Approval of Tull Contracting for \$73,661.67.
- Approval of Sobieski Life Safety LLC for \$63,900.
- Approval of Miller Dodson to perform a reserve study for \$6,650.00.