

VILLAGE OF FOUNTAINVIEW CONDOMINIUM MONTHLY COUNCIL MEETING AT THE NEWARK SENIOR CENTER and VIA ZOOM

APRIL 9, 2025

Delaware State Fire School gave a presentation at 6:30 on Kitchen safety and basic home, and fire safety tips

Council President Kathleen Phillips called the meeting to order at 6:53 PM

ROLL CALL

PRESENT: Bill Scheper, Kathleen Phillips, Sandy Pick, Rebecca Hartman, Mary Ellen Fish, Robin Huss, Linda Malm and Erin Dodd FSR. Audience: 23 / Zoom: 22

A motion to approve the previous meeting minutes was made by Mary Ellen Fish and seconded by Rebecca Hartman. All in favor.

TREASURER'S REPORT

Cam Vu read the Treasurer's Report.

Kathleen Phillips clarified that the Treasurer's Report and previous meeting minutes are available on the website for reference.

A motion to approve the Treasurer's Report was made by Sandy Pick and seconded by Bill Scheper. All in favor.

UNFINISHED BUSINESS

DRY PIPE REPLACEMENT PROJECT UPDATE

- Kathleen Phillips discussed the dry pipe project assessment update, noting a change in the monthly payment from \$182 to \$175 due to actual vendor numbers having been received after the previous community meeting.
- The project costs include a 10% contingency, and the assessment will be paid separate from the HOA. A coupon book will be mailed to all Condo unit owners and the payments can be made by check, thru ClickPay or through Connect Portal.
- Kathleen explained the schedule for the project, starting next week (4/14/25) in utility closets on all floors across all three buildings.
- The project is expected to be quieter once the initial work in the utility closets is completed.
- Kathleen showed pictures of water stains in Building 2000, highlighting the need for emergency pipe work to prevent a larger issue.
- Homeowner insurance companies are pushing back on covering the assessment, and Kathleen advised that Council cannot do anything but provide the pictures to residents to support their fights for coverage.

- The project will replace all pipes with schedule 40 pipes, which have a far greater life expectancy than the current schedule 10 pipes. There is a building in Wilmington that had schedule 40 pipes installed in 1909 and they are still going strong.
- The maintenance plan for the new pipes will be included in the contract with the fire protection company, Sobieski.

A motion to approve the overdue payment late charge of \$15 after each 30 days late for the pipe assessment was made by Bill Scheper and seconded by Robin Huss. All in favor.

SERV PRO UPDATES

Kathleen discussed the cleanup work done by Servpro and the need for negotiations to avoid additional expenses.

UD STUDENT COMMUNITY WORK UPDATES

- The University of Delaware students, including Pi Kappa Alpha, will assist with outside cleanup and gardening tasks.
- Service Saturdays – these are fairly short (no more than 3 hours)
- Big day of service – Saturday, May 3

NEW BUSINESS

ROOFING ASSESSMENT PROGRESS

The roofing assessments are ongoing to determine the need for repairs and to address insurance and sales issues.

ALARM NOTIFICATION ISSUES AND CELLULAR SYSTEM IMPLEMENTATION

- Kathleen Phillips explained the issues with the fire alarm system, which were finally attributed to a downed AT&T line that Verizon uses.
- Because it took 3 days to diagnose the problem between Sobieski and Verizon, Council made the decision to implement a cellular system in place of the current system in each building, at a cost of \$7,245, which includes the first-year carrier costs of \$2,355.00 (\$785 per building). This solution will be more cost effective than the current solution each year because the current Verizon phone line costs are \$3,795 per year, as opposed to the going forward cell phone carrier costs of \$2,355.00).

A motion to approve the Cellular System at the cost of \$7,245.00 was made by Mary Ellen Fish and seconded by Rebecca Hartman. All in favor.

BUILDING 2000 HANDRAIL REPAIRS AND ELEVATOR ISSUES

- Kathleen Phillips mentioned the need for handrail repairs in Building 2000 and the process of getting quotes from contractors.
- The elevator in Building 2000 had issues with a tripped breaker, possibly due to a lightning storm.

COMMITTEE UPDATES

- The Social Committee will host a brunch, coffee klatch, happy hours, and a potluck picnic, with the latter coinciding with the University of Delaware students' visit.
- The Communications Committee is working on the directory and will maintain it going forward.
- The Maintenance and Planning Committee is working on creating a maintenance and planning manual to document procedures for spring, fall, and winter tasks.
- The Bylaws Committee is currently working on updating the bylaws.
- The Gardening Committee plans to plant trees and flowers around the buildings and courtyard, with a focus on hydrangeas, and will seek donations from the community at all social events.

AOB (Any Other Business)

REMINDERS

- Trash
Residents were advised to properly dispose of trash and recyclables.
- Deliveries
Kathleen asked Robin Huss how Building 3000 signs were working out in getting delivery folks to deliver packages to the doors. Robin said the signs had been put up, appeared to be working and then all were stolen by someone. Kathleen reminded people to advise delivery folks to deliver to the doors and not leave packages in the front entrances.

UPCOMING ACTIONS

- Rebecca Hartman - Investigating the ownership and maintenance responsibilities for the pond behind the townhomes.
- Implement the cellular-based alarm system at a cost of \$7,245.
- Provide the photos of the water leaks in Building 2000 to residents so they can use them when communicating with their insurance companies.

OWNERS OPEN FORUM

- Residents asked about the sprinkler system, elevator maintenance, and the cause of water damage in Building 2000.
- Kathleen Phillips explained the process for turning off the water in the sprinkler system and the importance of the fire department's inspection.

- The council discussed the need for a maintenance agreement with Sobieski and the importance of proper maintenance for the new pipes.
- Residents expressed concerns about the assessment process and the need for clear communication about payment options. Kathleen advised that another communication will be coming out this week with the payment details contained within it.

ADJOURNMENT

A motion to adjourn the meeting at 8:15 PM was made by Linda Malm and seconded by Robin Huss. All in favor.

Summary of Decisions Made at This Meeting:

- A motion to approve the overdue payment late charge of \$15 after each 30 days late for the pipe assessment was made by Bill Scheper and seconded by Robin Huss. All in favor.
- A motion to approve the Cellular System at the cost of \$7,245.00 was made by Mary Ellen Fish and seconded by Rebecca Hartman. All in favor.

Respectfully submitted,

Sandy Pick

VOF Council Secretary