

**VILLAGE OF FOUNTINVIEW CONDOMINIUM MONTHLY COUNCIL MEETING
AT THE NEWARK SENIOR CENTER and VIA ZOOM
MAY 14, 2025**

Delaware State Fire School gave a presentation at 6:30 PM “Don’t Let Hazards Bloom this Spring” Fire Safety Training: dryer safety, candle safety, not overloading outlets and making sure appliances are UL certified.

Council President Kathleen Phillips called the meeting to order at 6:54 PM.

ROLL CALL: PRESENT: Aiwu Zhang, Linda Malm, Mary Ellen Fish, Robin Huss, Rebecca Hartman, Sandy Pick, Kathleen Phillips, Bill Scheper and Erin Dodd FSR.

Attendees: Audience: 18 / Zoom: 24

COUNCIL MEMBER UPDATES: Kathleen Phillips announced the retiring of Mary Ellen Fish and thanked her for her service. Kathleen announced that Rebecca Hartman will take the position of Vice President. Kathleen announced the appointment of Aiwu Zhang to Council.

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

TREASURER’S REPORT: Cam Vu read the Treasurer’s Report. A motion to approve the Treasurer’s Report was made by Sandy Pick and seconded by Linda Malm. All agreed.

OLD BUSINESS

DRY PIPE REPLACEMENT PROJECT UPDATE

- Kathleen Phillips provided updates on the dry pipe replacement project, starting with building 2000 and moving to buildings 3000 and 1000, and is expected to be completed in August 2025.
- The project timelines are approximate due to summer heat affecting work schedules.

BUILDING 2000 HANDRAIL UPDATES

- Building 2000's handrail replacement and concrete repair was discussed, with work expected to be completed within the next few weeks.

BEE UPDATES

- Kathleen Phillips discussed the bee problem, noting multiple swarms and the need for professional bee removal for HONEYBEES. The Delaware Bee Protection Society was contacted, and a construction company specializing in bee removal was hired at a cost of \$200.
- The council will not be addressing any other pest management issues, including ants, wasps and yellow jackets. These are the owner’s responsibility unless deemed otherwise by Council.

SERV PRO UPDATES

- Rebecca Hartman reported that ServPro is working through the building and resident issues list. ServPro will be reaching out owners for outstanding issues. We hope that this project will be completed within the next month or two at the latest.

NEW BUSINESS

1406 WATER STAIN/ROOF REPAIRS

- A motion to approve \$2,000 estimate from Pine Ridge Roofing for condominium roof repairs was made by Sandy Pick and seconded by Mary Ellen Fish. All agreed.

GRANT APPLICATION

- The council has applied for a state grant for the roofing project to improve the community's financial situation.
- The council is also planning to reach out to the insurance commissioner regarding the roof coverage issue.

POOL OPENING

- The pool opening is celebrated.
- Anyone needing replacement keys for front doors or the pool gate will be charged \$5.00.

TREE REMOVALS

- Kathleen Phillips discussed the need to remove three trees and requested council approval for a \$2,800 bid from Turf Pro.
- A motion to approve the \$2,800 bid from Turf Pro was made by Bill Scheper and seconded by Rebecca Hartman. All agreed.

INVESTIGATIVE/EXPLORATORY WORK UNDER WAY

Mortgage Issues at Village of Fountainview

- Kathleen Phillips discussed issues with unit sales due to mortgage issues with Fannie Mae and Freddie Mac.
- The council is working to remove negative listings on Fannie Mae's website and address insurance certificate issues.

Pond Management and Associated Costs

- Kathleen Phillips explained the council's efforts to clarify ownership of the pond by building 2000, which is currently owned by Artisan Bank.
- The council is exploring options to ensure ownership transfer.
- The council will coordinate with Artisan Bank and the city/county to resolve the ownership of the pond.

Annual Maintenance Contract with Delaware Elevator

- Since we have spent over \$15K on elevator repairs within the past 12 months, the council is reviewing a 12-month maintenance contract for elevators. First one received from Delaware Elevators was 18K per year, which the council is considering improve performance and longevity.

New Castle County Property Assessment for Land Valuations

- Kathleen Phillips mentioned the council's efforts to address property reassessments throughout New Castle County.

A motion to approve the Sobieski invoice of \$5,419.50 for emergency work was made by Bill Scheper and seconded by Mary Ellen Fish. All agreed.

COMMITTEE UPDATES

- The Bylaws Committee is transitioning, with Mary Ellen's efforts recognized.
- The Communications Committee is updating the directory, and residents are encouraged to check their contact information.
- The Maintenance and Planning Committee is recognized for their efforts in maintaining the community's safety and functionality.
- Social Committee events, including coffee time, happy hour, and a bingo event, are announced.
- The council thanks volunteers and residents for their contributions to the community.

AOB (ANY OTHER BUSINESS)

REMINDERS:

Trash vs. Recycling

- The council discussed issues with trash and recycling contamination, emphasizing the importance of proper disposal.
- The council also discussed the need for better trash and recycling compliance and the importance of homeowners' insurance.

Bulk Items

- The council stressed that bulk items must be placed outside the dumpsters for curbside pickup.

Deliveries

- Deliveries should be monitored for quick retrieval to avoid theft.

Noise Complaints

- Noise complaints from upstairs neighbors are discussed, with a reminder that 85% of units must be covered in carpet.

OWNERS OPEN FORUM

- Resident informed the council that the rental agent is not providing pool keys and that too many cars are speeding in the parking lots.
- Resident suggested that the council send out an email regarding recycling and to list the charges that we are getting from the city.
- Kathleen Phillips mentioned that a car was broken into outside building 2000.
- Bill Scheper reported that someone had put oil in the recycling dumpster and that the city charged us for the cleanup.

ADJOURNMENT

A motion to adjourn the meeting at 7:50 PM was made by Mary Ellen Fish and seconded by Rebecca Hartman. All agreed.

Respectfully submitted,

Sandy Pick

VOF Council Secretary

Summary of Decisions Made at this Meeting

- A TurfPro \$2,800 bid for tree removal was approved.
- A motion to approve \$2,000 estimate from Pine Ridge Roofing for condominium roof repairs was made by Sandy Pick and seconded by Mary Ellen Fish. All agreed.
- A motion to approve the \$3,997.50 invoice from the Guard Alliance for fire watch security services was made by Bill Scheper and seconded by Rebecca Hartman. All agreed.
- Anyone needing replacement keys for front doors or the pool gate will be charged \$5.00.
- A motion to approve the Sobieski invoice of \$5,419.50 for emergency work was made by Bill Scheper and seconded by Mary Ellen Fish. All agreed.