

VILLAGE OF FOUNTAINVIEW MONTHLY COUNCIL MEETING  
AT THE NEWARK SENIOR CENTER AND VIA ZOOM  
FEBRUARY 14, 2024

President Carrie Bolin called the meeting to order at 6:33 pm.

ROLL CALL: Linda Malm, Lisa Bolen (FSR), Kelley Piel, Carrie Bolin, Mary Ellen Fish, Paula Kelly, Bill Anderson. Audience: 18, Zoom: 15

ANNOUNCEMENTS

NEW CASTLE COUNTY SENIOR SCHOOL PROPERTY TAX CREDIT: There are age, income and residency requirements that must be met to apply for this credit. Carrie has the applications with instructions. Margaret Glanville will help anyone who needs assistance in filling out the applications. For more information, go to the website: [newcastlede.gov/2076/Seniors](http://newcastlede.gov/2076/Seniors).

DENNIS DUCKETT: Mary Ellen Fish announced that Dennis Duckett, a VOF resident and former Council member, passed away on Jan. 16<sup>th</sup>. Dennis, a Vietnam Veteran, was well-traveled with a myriad hobbies. We send our condolences to his wife, Cathy, his children, and grandchildren.

COMMITTEES: Linda Malm said two committees are looking for members. First is the Finance Committee. Kelley has two members, but if others have financial skills and would like to help please let Kelly know. The second committee is the Building and Grounds which consists of Bill Anderson. It is not necessary to be able to climb ladders or move furniture; there are other jobs that he can use help with such as holding ladders and making signs. Let him know if he can call on you if he needs assistance; no particular skills are needed.

ELEVATOR PAINTING PROJECT: Bill Anderson said in Bldg. 2000, there are 2 elevators. The metal framework around the elevator doors needs repainting. Bill has the paint, paint brushes, and blue tape. Only volunteers are needed, although it would be helpful if you know how to paint. In Bldg. 1000, the elevator doorways don't look as bad as 2000, but still need repainting. He is suggesting that we wait for warmer weather so the fumes won't be as bad. Let Linda Malm know or send Bill an email. Bill will get the equipment together, hand over the key to the utility closet, and you can handle it on your own.

COMMITTEES: Carrie added that all the committees have been updated on the website.

SERVPRO: Carrie said that ServPro was invited tonight, but both Erik Anderson and Jerry Piccolo declined due to other commitments.

BLDG. 3000: Mary Ellen Fish said she and a few other Council members went through Bldg. 3000 about 3 weeks ago. They were appalled and disappointed at the condition of the first floor. Mary Ellen went again on Monday and said the entire first floor was completely dry walled. Now it is obvious that they are working on the building. Mary Ellen said she was told that they will be starting on the third and fourth floors. The bottom quarter of the hallway walls has been cut away and will need to be dry walled. That should start next week. She also was told that they will be starting on some of the condos.

Progress definitely can be seen.

**SPRINKLER BREAK:** Carrie reported a sprinkler break in 3000. A contractors hit one of the sprinkler heads. They have fixed it, and they will pay for it as well. There also was a closet leak from a sprinkler head in 3000 and that was fixed yesterday.

#### TREASURER'S REPORT

Kelley Piel read the Treasurer's Report for December 2023.

**MOTION:** Mary Ellen Fish made the motion to accept the Treasurer's Report as read by Kelley Piel.

Linda Malm seconded it. All approved. The report was accepted.

It will be posted on the website and the bulletin boards.

#### OLD BUSINESS

**DRYER VENTS:** At the last meeting, a discussion ensued about possibly hiring Falcon to evaluate all the dryer vents as Falcon had reported that all the dryer vents in Bldg. 3000 had problems. It also was discussed that all the dryer vents in the condos and the TH/V should be evaluated too. Those attending the meeting did not want to spend the money. In response, Carrie said a Dryer Vent Committee is needed to get estimates in the next 30 days. That report must say what needs to be fixed in every unit. Otherwise we will go forward with Falcon. Only Yuval (White Chapel) volunteered, but other help is needed. Carrie reminded everyone that the vents are a fire hazard and need to be addressed. Lisa suggested an email blast be sent asking for more volunteers. Carrie also wants local contractors used. Those who want to volunteer, can contact Council who will refer them to Yuval. Carrie said that if we contract with Falcon, the cost will be \$9500 for just condos, but \$11500 for condos and TH/Vs. That comes out to a little more than \$60 per unit. But it must be done.

#### NEW BUSINESS

##### SERVPRO INVOICE FOR MOLD AND WATER DAMAGE

In Bldg 2000, the storage closets of units 105 and 107 had mold and water remediation. Kelley Piel said on January 23<sup>rd</sup> ServPro did an inspection of unit 107; there was visible microbial growth observed on the remaining drywall. The materials were saturated, and a heavy mold odor was present. The remaining lower portion of the drywall and a section of plywood needs to be removed. The exposed studding and upper dry wall needs to be hepa-vacuumed then treated with a antimicrobial disinfectant. Encapsulation of the exposed areas will take place as needed. Finally, a dehumidifier needs to be put in place to remove residual moisture. This drying process normally will take 3- 4 days. The cost for this service will be \$1,469. ServPro will need access to the storage unit for the entire 3 - 4 days. There are currently no personal contents inside so the door will be kept unlocked. If there are questions, plus call or email ServPro.

On January 10<sup>th</sup>, in Bldg 2000 unit 105, ServPro performed a storage closet inspection. Visible microbial growth was observed on the baseboard, drywall, and personal contents within the closet. Using a FLIR system, thermal energy monitor, the closet was inspected for moisture and anomalies. The drywall and baseboard were actively wet. This means there appears to be an active leak most likely originating from the adjoining 107 unit. Remediation would consist of removing the baseboard and drywall. The exposed area would be hepa-vacuumed then treated with an antimicrobial disinfectant. The cost for this service would be \$650 and could be completed in a couple of hours. It

would be highly recommended that the resident of unit 107 be contacted to ascertain the source of the leak and be fixed to prevent additional damage as soon as possible.

Total cost: \$650 and approximately \$1500. Yuval said while ServPro is removing drywall and treating with antimicrobials, they will not be repairing, spackling, and painting it. Also he does not think we should jump to fix it when we do not know the leak source.

Mel Harris (Bldg. 2000) asked if Council is paying for mold if it is found. Lisa said it depends on where a leak (causing mold) is coming from. A while ago, Mel found mold on the bathroom ceiling and was told it was her responsibility. Sometimes bathroom moisture exhibits as surface mold, Lisa said, that can be wiped down with bleach. Bill said there was an email that said the problem source (unit 107) was that screws were drilled intentionally into pipes. Lisa verified this and that the problem has been corrected.

MOTION: Kelley Piel made the motion to accept the invoice for unit 107 totaling \$1469 and the invoice for unit 105 totaling \$650 from ServPro to be paid. Mary Ellen Fish seconded it. All approved. The motion passed.

#### NATIONAL INVOICE FOR SIDING

Kelley said there is a bill from National totaling \$198,875.17 for another payment of the exterior work.

MOTION: Bill Anderson made the motion to accept the bill to be paid from National for \$198,875.17 for part of the exterior work. Mary Ellen seconded it.

DISCUSSION: A resident questioned if the work had a warranty and if it is related to Bldg. 3000. Lisa said it is part of the AIA contract which Falcon oversees before submitting the bill. It also is part of the work in Bldgs. 3000 and 2000. This is the second payment made to National.

VOTE: All approved. The motion passed.

#### J & J IRRIGATION

Bill said J & J Irrigation services our lawn irrigation. They submitted an estimate of \$1330 for 2024. That includes the start up fee for \$560 when he opens up the system. Over the summer, he returns for \$240 and does a walk through of the system and makes sure the heads are popping up, that the timer is working, and that we are not over or under watering. In the fall, he closes up the system for \$530. When he closes up the system, he blows everything out with compressed air so there is no underground breakage in the systems.

MOTION: Bill Anderson made the motion to accept the proposed contract from J & J Irrigation for the year 2024 for \$1330. Kelley Piel seconded it.

DISCUSSION: Bill said that when J & J returns in the summer, they look for damaged heads. Some residents ride over them with their electric wheelchairs which can damage them, so please try to avoid riding over them and on the grass. Otherwise, VOF must pay for those.

Nancy Balogh wants the heads to be working by a certain date as for the past two years the sprinklers were turned on late and the grass looked bad. Bill said there was a communication issue last year. He added that the cost last year was \$3720; this year it is \$1330. The price difference is the cost of the damaged heads. J & J is one of our best contractors. Also, there was a tenant that was complaining that the sprinkler heads on the southeast end of Bldg. 2000 have been on but they have not.

VOTE: All approved. The motion passed.

#### ALARM PANEL BEEPING

Bill said that if anyone hears the alarm panel beeping please reach out to him; he will take care of it.

While the beeping means there is something wrong, it does not mean there is a major problem.

SOCIAL COMMITTEE: There will be a White Elephant Bingo on Sunday March 10 from 2 – 4 pm at the Newark Senior Center. Admission will be a new or gently used item that someone else might enjoy winning.

#### COUNCIL OPEN FORUM

RENOVATION TIME LINE: Pat Hagan asked if ServPro can give us a plan so people can make plans. Lisa will ask although she said the September move in date still is planned. Pat said residents want to see something in writing.

VOLUNTEERS: Carrie reiterated that volunteers are needed for the Dryer Vent Committee with Yuval so we do not have to pay Falcon. Bill also is looking for painters. Carrie asked if anyone would like to do that, but no one offered.

There also has been a lot of feedback that Council didn't do their homework on the insurance, Carrie said. So she put out the offer for anyone who would like to form an insurance committee, and do the research. Carrie asked Lisa how many insurance companies that VOF looked at. Lisa replied that there were over 30 insurance carriers, and now we are under seven different policies because no one would take over our whole master policy. The quotes that were looked at were over the \$520,000 mark.

Yuval said that we need to put the insurance companies at ease with the sprinkler system and that we need to do a certain few things. Carrie countered that we made three improvements - all the roofs inspected, a monthly pump churn done on the electric fire pump, and the hot work sheets. We did three things, and they still did not renew our policy. Yuval said we need an engineer who will say we did certain things and that the system is 10 times better that it was so we can negotiate better coverage. Bill said we were placed in a in surplus market and knew what we did to stay with Travelers and were still denied coverage. Plus the insurance will not go down till 3000 is completed, people are moved back in, and we are claim free for 1 year.

Again, Carrie asked for volunteers, and no one stepped forward. Yuval suggested committees to look at every vendor to try to cut expenses. Carrie said this is what the Finance Committee is doing. Lisa said that what is needed is for Council and committees chairs to work on charters to set parameters such saying how it is governed, how many members can be on the committee, how long they can be on the committee, how many meetings can they miss. Mel Harris suggested having an overall committee instead of little committees to look at all issues. Carrie asked Mel if she would head this committee, but she declined saying she does not have the time. But was willing to help out.

Bob Angelone (Bldg. 1000) will be happy to help Bill once he is better.

Kelly Piel said that if Mel Harris wants to be on the Finance Committee, she needs to give Kelley her contact information.

Cam Vu said that any committee takes a lot of time probably like a 40-hour work week. You need to commit 15 -20 hours per week but if cannot commit to those hours, do not raise your hand. Cam said that between September and November she spent about 40 hours a week with the Finance Committee. On her own time, she made spread sheets and worked on the weekend.

Lisa said when committees form, there's a committee chair. Then the committees make

recommendations within the committee. Then it is the job of the committee chair to present to Finance (as an example) and say does this make sense for our budget. Then it is Finance who says I'm going to make a recommendation from the social committee that we move forward with this. Lisa said there is a structure and not just a group of people making decisions but it has to be put into place with these charters.

Audrey Mann (Zoom): Wants to join the Finance Committee .

#### CONCLUSION OF COUNCIL

MOTION: Mary Ellen Fish made the motion to adjourn the meeting. Kelley Piel seconded it. All approved.

The meeting was adjourned at 7:25 pm.

Respectfully submitted,

Paula Kelly  
Secretary