

**VILLAGE OF FOUNTINVIEW CONDOMINUM MONTHLY COUNCIL MEETING  
AT THE NEWARK SENIOR CENTER and VIA ZOOM  
August 13, 2025**

Kathleen Phillips, Council President, introduced Valerie George, our New Castle Councilwoman, who reviewed and answered questions regarding the property reassessments.

Council President Kathleen Phillips called the meeting to order at 7:15 PM.

**ROLL CALL:**

PRESENT: Linda Malm, Rebecca Hartman, Sandy Pick, Kathleen Phillips, Bill Schepers.

ABSENT: Aiwu Zhang and Robin Huss

**Attendees:** Audience: 30 / Zoom: 31

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

**TREASURER'S 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 Linda Malm. All agreed.

**OLD BUSINESS**

***DRY PIPE REPLACEMENT PROJECT UPDATE***

- Kathleen Phillips discusses the dry pipe replacement project, noting the optimistic schedule from Sobieski.

***BUILDING 2000 CONCRETE WORK AND LIGHTS***

- Building 2000 concrete work is still pending due to the contractor's health issues.
- Lighting issues in Building 2000 are being addressed, with plans to change timers or move to light sensors.

**NEW BUSINESS**

***ILLEGAL PARKING***

- Kathleen highlights parking issues and plans to discuss speaking with the police to enforce the speed limit. We have signs across the parking lot that say if you park illegally, you can be towed. Parking on the diagonal lines in the Handicap spots, is illegal in the city of Newark.

***ACCESS PANELS IN CONDO BUILDINGS***

- Kathleen mentions the need to upgrade or replace access panels in the condominiums and the potential for a cellular connection.

### ***ELEVATOR CONTRACT UPDATE***

- Kathleen advised on VoF's migration to a new elevator company.

### ***UPDATE ON CAMERAS***

- Kathleen discusses installing cameras in at least two locations, but preferably four or five, around the buildings.

### ***INSURANCE UPDATES***

- Insurance updates include the pre-action system installation and roof repairs, which may lead to a reduction in insurance costs.
- Pine Ridge roofing repaired roofs on the condominiums and we had a report from the roofer which said our roofs are in good shape for 5 more years or so which was sent to the insurance company.

### ***OTHER ITEMS FOR DISCUSSION***

- Power washing and concrete work are planned for the complex, with estimates being gathered. We need to power wash the condominiums, town homes, and villas.
- Throughout the complex, we have concrete that is crumbling, and we are getting estimates to see how we can repair it.
- Two contractors have assessed the stairwells on all the condominium buildings. We need to put support underneath the stairs to keep them safe while we get estimates for the longer-term repairs.

### ***APPROVAL OF CONTRACTS AND INVOICES***

- A motion to approve the American Pools contract for \$13,545 was made by Bill Scheper and seconded by Rebecca Hartman. All agreed.
- A motion to approve the Sobieski fire safety contract for \$21,528 was made by Rebecca Hartman and approved by Linda Malm. All agreed.
- A motion to approve the Sobieski pipe project for \$34,452 was made by Linda Malm and seconded by Bill Scheper. All agreed.
- A motion to approve the DEDC invoices totaling \$9,613 for July was made by Sandy Pick and seconded by Linda Malm. All agreed.

### ***Council Member Departure and Volunteers Needed***

- Kathleen announced Robin Huss's departure due to health issues and the need for new council members.
- Kathleen encourages residents to volunteer for the council, especially those with skills in finance, building maintenance, and technology.
- Kathleen thanks key volunteers for their contributions, including Patty McNellis for the pool handle sleeves and Steve Kerr for putting up the speed limit signs.

## **COMMITTEE UPDATES**

- Sandy Pick provided an update on the Bylaws Committee who has revised the bylaws document and submitted it to the Council for review.
- Kathleen Phillips reported on Communications Committee updates, including the plans to complete the Welcome Kit by the end of August and the ongoing efforts of Margaret to update the website.
- Sandy Pick reports on the Gardening Committee and the plans to plant bulbs in September and that the committee has been weeding and watering.
- Rebecca Hartman reports on the Maintenance and Planning Committee discussing pool cover repairs, minor fixes in Building 3000, and flooring issues in Building 2000. Becky advised that Serve Pro has committed to complete the minor fixes in building 3000 by the end of August.
- Linda Malm provides updates on the Social Committee who continues with coffee chats, happy hours, and plans for upcoming events like Songbirds, Bingo, and another picnic in September.

## **AOB (ANY OTHER BUSINESS)**

### ***REMINDERS:***

- Reminders about homeowners' insurance requirements and the need for \$10,000 coverage for common area damage.
- Discussion on household waste management and the importance of proper disposal of items like paint and furniture.
- Mention of upcoming flu shots and the need to sign up on the website for vaccinations.

## **OWNERS OPEN FORUM**

- New residents raised tree issues at building 3000, elevator button problem and stairwell maintenance.
- Kathleen discusses the importance of reporting issues to the 800 number and not directly to council members.
- Kathleen announced that Acme will be coming to the VoF for flu shots and COVID shots on September 10.
- Kathleen reminds residents to send in payments on time to avoid late fees and ensure timely processing.

## **ADJOURNMENT**

A motion to adjourn the meeting at 8:01 PM was made by Bill Scheper and seconded by Rebecca Hartman. All agreed.

Respectfully submitted,

Sandy Pick

Council Secretary

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## **Summary of Decisions Made at this Meeting**

- Kathleen Phillips mentioned the need for better communication and the importance of resident participation.
- The board discussed the need for a parking committee and the installation of cameras for security.
- Upcoming events include flu shots on September 10. Sign up on the website for vaccinations.
- Approval of the Sobieski project pipe replacement invoice for \$34,452 for July.
- Approval of the American Pools contract for \$13,545.
- Approval of the DEDC invoice of \$9,613.
- Next Community meeting will be held on Wednesday, September 10, 2025.