

Village of Fountainview Condo Association

Minutes of May 8, 2019, Council Meeting

President Patty Hagan called the meeting to order at 6:06 p.m.

Attending: Robert Baird, Nancy Balogh, Patty Hagan, Patty McNelis, Bill Scheper, John Wessells, Francis Loeffelholz and Linda Power. Dennis Duckett, regrets.

Minutes

Nancy B, Secretary, read the minutes of April 10. John W moved to accept; Bill S seconded; minutes were approved unanimously.

Treasurer's Report

Treasurer John W gave a financial report. No money was transferred to the Reserve fund in February, but the March transfer was enough for both months. We are in good shape year-to-date, having transferred \$18,750 to Reserves in March, bringing the total to about \$233,000. We are working to get control of arrears (non-payment or under-payment of monthly fees). The order of action is "Notify the owner who is in arrears, then place a lien, then take the offender to court." Several accounts are in various stages of this process. The checking account balance March 31 was about \$66,000, but \$15,000 is reserved for hiring an engineer for Building 2000. Linda P asked for the financial reports to be presented in a more familiar cash format, showing money in, money out, cash on hand, etc. John explained the advantages of using the accrual system for the report, but agreed that the program could also produce a report in the cash format. Bill S moved to accept the Treasurer's report; Patty M seconded. Council voted unanimously in favor.

Facilities group

Fran L reported on a condo building hallway lighting study by Rich Epperly in collaboration with Yuval Nahum, White Chapel, LLC. Changing to much more efficient LED hallway lighting can realize \$50,000 in annual savings for a light fixture conversion cost of \$7000. Fran's report can be found on the Web site. Jerry Clifton, Mayor of Newark, noted that some City grants are available for replacing conventional light bulbs with LEDs, further reducing the cost. Fran also stated that we need to do a **Replacement Reserve Study**, which is mandated by DE regulations and is a fundamental tool in developing a longer term management plan and budget for Fountainview. Members of the Facilities group have met with the Bldg. 2000 architect/engineer consultant to identify the Common Elements to be covered by the study. The study is expected to cost \$18,000 to \$25,000; it will require 2-3 months to complete. Bob B noted that a portion of the study cost could be covered by the reserve for hiring the Bldg. 2000 engineer, as not all of that amount is expected to be needed. The Facilities Group will soon implement a Work Order System in order to improve the management effectiveness of IPS's repair and maintenance activities. A significant improvement is necessary to establish project priorities and make more efficient use of Fountainview's resources.

Landscaping Committee

Nancy B said the committee has planted native water iris around the pond and pruned some trees; the complete report will be available on the Web site. An audience member recommended that we plant milkweed, but Nancy noted that milkweed is already planted in the pond area.

Welcome Committee

Patty M said their report will be found on the Web site. She said that power-washing the pool deck has not been completed and other items need to be finished.

Old Business

Patty Hagan announced that we will be interviewing companies, besides IPS, who could provide property management for our Condo Association. She announced that renovations of the empty units are completed, and asked that any resident who sees Yuval Nahum should thank him for his quick and thorough work on these units. We should also thank Rich Epperly for his help with the lighting project.

Bob also gave a progress report on Building 2000. The engineering report, paid for by White Chapel, is completed but confidential. Our engineer will have access to it when he meets with them next week.

New Business

Because Fountainview Council should have a key to every residence in case of emergency and to enable repairs when needed, Patty H is in the process of setting up a system. There was a system in place at one time, but IPS has not kept it current. Patty has retrieved the keys that were in the possession of IPS and has sorted out the unidentified keys. She's in the process of checking the remaining keys to be sure they actually work at the identified locations. The plan is not to return the keys to IPS but to have a master system that could be used by fire and police departments in emergencies, rather than breaking down the doors, as would be the case if we have no system. For those residents who have or want to obtain an electronic lock system, the requirements will be finalized and put on the private portion of our web site. Some residents have their key in a box outside their door. The box can be broken into in case of emergency so that more extensive damage is not needed for entry. Fran L spoke in favor of residents' using this solution.

Year ago, the Village of Fountainview was incorporated, but the incorporation was allowed to lapse. In order to make it current, the State of Delaware requires that we file a certificate amending our Articles of Incorporation to match our Declaration. Incorporation will provide legal protections that we do not currently enjoy. Patty H moved, Linda P seconded that we complete that process and pay the associated fees. All members of Council voted in favor.

John Evans suggested that Council require IPS to send us a list of checks before cutting any. A member of Council would have to approve before any check would be issued from our accounts. Patty H agreed she will make this happen. IPS's current work order system includes deciding the work that needs to be done and then writing themselves a check for the work, with little or no input from Council.

Jerry Clifton, Mayor of Newark, gave us some information about changes that City Council is considering, including getting a much larger share of their electricity from a solar power grid soon to come on-line. They are recycling plastic bags to make park benches and picnic tables, among other items. He asked for residents to consider serving on a diversity committee for the City, or to volunteer in some other capacity.

Catherine McFalls asked that the full Council consider a request she had made for an exception to the pool rules, to allow a severely handicapped child to sit in his wheelchair in the pool area during adult swim time. The Pool Committee had denied the request on the grounds that it would open the floodgates to other exceptions. In consideration of the special needs of the case, the appeal of the decision will be put on the agenda for the June Council meeting.

Bob B moved to adjourn the meeting; Bill S seconded. Approved unanimously; adjourned at 7:49.

Respectfully submitted,

Nancy Balogh, Secretary