

Village of Fountainview Condo Association

Minutes of June 12, 2019, Council Meeting

President Patty Hagan called the meeting to order at 6:03 p.m.

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

Minutes

Nancy Balogh, Secretary, read the minutes of May 8. Linda moved to accept; Dennis seconded; minutes were approved unanimously.

Treasurer's Report

Treasurer John Wessells gave a financial report. No money was transferred to the Reserve fund in April, but some will be transferred in June. We gained about \$10,000 in cash in May. Linda moved to accept the Treasurer's report; Bob seconded. Council voted unanimously in favor.

Facilities group

Fran reported that a cancellation of their contract by IPS leaves us in limbo. They are way behind on their response to problems that they should be covering. A recent problem with a balcony reveals that a safety inspection of all balconies is needed. The full Facilities report will be found on our web site, including a description of maintenance services that we could contract with Yuval's company.

Landscaping Committee

Nancy said the committee has added additional native plants around the pond and pruned some trees. She explained the problems caused by the mulch "volcanoes" around the trees and the difficulties of remediating that. The complete report will be available on the Web site.

Social & Pool Committees

PattyM said that the Social Committee will soon send a flyer announcing a Luau on June 29. Residents using the pool have been leaving the gate unlocked and allowing their guests to stay after the resident has left. Also, some people have been diving into the pool. She reminded everyone that all pool users signed an agreement that they understand these actions are prohibited by the pool rules.

Governance Committee

Dennis explained that Council had developed a list of possible committees, including Governance, and he had agreed to chair that. Its mission is to evaluate our rules and regulations and to recommend changes and additions as needed. He wants the help of Council to form this committee, for which he will write a Charter and submit it for Council approval. Fran moved the committee be formed as described by Dennis; John seconded. All Council members voted in favor.

Old Business

Replacement for IPS: Bob announced that we had reviewed 8 property management companies. We expect to receive 5 proposals, and hope to announce the successful bidder by the first week of July.

Building 2000 progress: Bob said that he, PattyH and Fran met with Yuval and the engineers to review the engineering report and gave approval to develop a plan of work, which now must be approved by the City of Newark. The good news is that no residents will need to relocate during the repairs, and the exterior façade will not need to be replaced. The remediation and repairs will primarily be in the area of the blue tarp. Scaffolding will be erected and completion is expected by the end of July.

Pool Access: Catherine McFalls spoke about her May request to allow a special needs child to remain in the pool enclosure in his wheelchair during adult swim time. PattyM, speaking for the pool committee, moved we not make an exception for this child because it could lead to other special exceptions. Council members voting for granting the exception: Nancy, Dennis, Fran. Council members voting to deny the exception: Bob, PattyH, PattyM, Linda, Bill, John. The exception was not granted.

New Business

Property Management: All proposals are due by Friday, 6/14. We have already eliminated one company.

Questions submitted: A resident received an invoice with a balance that was too high. IPS had charged double what it should have. This has been resolved, but every resident should check their bills.

Runmei Lu, of 10 Fountainview Drive, said that the gutters on her villa house were overflowing fiercely during our heavy storms, and need to be cleaned. Jim Millan, of 28 Fountainview Drive, said the same is true for the townhomes. IPS will be notified, again, of the need to clean the gutters.

Several residents said that there have been break-ins to cars parking near Route 72, behind bldgs. 2000 and 3000. Some of the cars have been left unlocked, but one or two people said that locked cars have also been entered, papers have been strewn inside the car, trash has been left, and small items taken. Police have been called and have investigated. All residents who park their cars in the lots are advised to check that their cars are securely locked, especially overnight.

Jerry Clifton is seeking a volunteer for the Newark Community Block Grant Committee, which supports Meals on Wheels, repairs for low income senior citizens properties, Hope Dining Room, and many other local groups. It does not meet year around, but instead meets twice a month for several months.

Linda moved to adjourn the meeting; PattyM seconded. Approved unanimously; adjourned at 6:58.

Respectfully submitted,

Nancy Balogh, Secretary

Addendum: Two votes of Council members were taken by Email a day after the meeting.

The first was the question of whether we should hire NLCS, Yuval's company, to do maintenance on a project by project basis. Voting in favor were Bob, Nancy, Dennis, PattyH, Fran, Linda, Bill and John. Voting no: PattyM.

The second was the question of replacing the hallway lights in Buildings 1000, 2000 and 3000 with more efficient LED bulbs, which will enable us to save substantially on electricity costs. All Council members voted in favor.