

**VILLAGE OF FOUNTINVIEW CONDOMINIUM MONTHLY COUNCIL MEETING
AT THE NEWARK SENIOR CENTER and VIA ZOOM
December 10, 2025**

FINAL

Council President Kathleen Phillips called the meeting to order at 6:30 PM.

ROLL CALL:

PRESENT: Linda Malm, Bill Scheper, Rebecca Hartman, Sandy Pick, Kathleen Phillips, Aiwu Zhang and Sarah Maddox, First Service Residential.

Attendees: Audience: 14 / Zoom: 25

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

FINANCIAL REPORT: Cam Vu presents the financial report detailing the cash operation account, receivables, accrual expenses, and net income. A motion to approve the Treasurer's Report was made by Bill Scheper and seconded by Linda Malm. All agreed.

OLD BUSINESS

DRY PIPE REPLACEMENT PROJECT UPDATE

- Kathleen mentions the ongoing dry pipe project in Building 2000, noting it is behind schedule. The foreman of the project estimates a realistic completion date of mid-January.
- Kathleen reports that the repair of the townhome roofs has been completed.

NEW BUSINESS

- Kathleen announces the ratification of the 2026 budget and the election of new council members Theresa Messina and Patty McNelis and welcomes them.
- Linda Malm, the outgoing council member, is thanked for her service.
- The reserve study for 2025 is discussed, noting that the "interim study" will cost only \$6,000, as opposed to the budgeted \$12,000.
- The importance of reviewing and finalizing the reserve study is emphasized.

COMMUNITY EFFORTS AND ACHIEVEMENTS

- Kathleen highlights the success of the tree lighting and food bank donations, with \$95 in donations and 138 pounds of food collected.
- The community's efforts in updating the website, resident information form, and welcome kit are recognized.
- The towing policy for abandoned cars and the repair of the pool cover are mentioned as significant achievements.

- The Bylaws Committee's updates to the Village of Fountain View guidelines are recognized as significant achievements.
- The replacement of townhome roofs is noted as a major project completed in 2025.

2026 PLANS AND NEW COMMITTEES

- Kathleen outlines the plans for 2026, including the introduction of a new Solar Committee chaired by Janet Tillman. The committee aims to explore subsidizing electricity costs and improving road lighting with solar solutions.
- The Code of Regulations will be reviewed by the council, with a focus on the collections policy and fines for violations.
- The possibility of installing signs in condominiums to prevent package deliveries from being left at the front doors is under discussion within Council.

AOB (ANY OTHER BUSINESS)

- Kathleen advises residents to register and pay at the Senior Center for the New Year's Eve event and then go to the link in our email to register to sit at VoF tables.
- Notary on site within the community: Beth Griggs (1316) is a notary, and she only charges \$5 per document. Contact her at 443-536-1677.
- Sandy Pick thanked Cam for donating the planting bulbs and Evelyn Chervenik for donating a Japanese maple tree.

OWNERS OPEN FORUM

- Cathy Baird questions the arrival of the coupon book for special assessments, with Kathleen promising to provide updates.
- Joe Piazza offers his expertise as a retired electrical engineer to assist with solar panels and construction projects.
- Sarah Maddox, First Service Residential, provides office holiday hours and emergency contact information.

CLOSING REMARKS AND ADJOURNMENT

A motion to adjourn the meeting at 7:02 PM was made by Sandy Pick and seconded by Aiwu Zhang. All agreed.

The meeting is adjourned with wishes for a safe and happy Holiday Season.

Respectfully submitted,

Sandy Pick
Council Secretary