

6:32 Meeting called to order with Welcome by Carrie Bolen

Council Attendees: Carrie Bolen, Bill Anderson, and Linda Malm

Council Absentees: MaryEllen Fisch and Paula Kelly

FSR Representative Attendee: Lisa Bolin

- Update on Dryer Vents by Kathleen Phillips (and Mark Tomblin from Prism)
  - All Townhomes and Villas have been completed with any issues uncovered having been resolved at owner's expense
  - VoF will be sending out a list of Condo units and the issues identified within each. Please check the listing to see what must be done within your apartment.
  - Many units in Building 1000 have missing or rotted tubes which are required to trigger the fan to go on when the dryer starts.
  - Another Prism visit (or two) will be required to correct the broken or missing tubes. Everyone must be home, or must provide access through a trusted neighbor or friend in order to have the tube replacement completed for \$45 per unit. If Prism must come out separately for you, it will cost you more and you will have to coordinate this with them directly.
  - Some Building 2000 units and some of the units within Building 1000 have issues other than the tube replacement, which will need to be coordinated directly with Prism, or an electrician (where noted).
  - Any units where the unit owner was not available for the internal check when the outside cleaning was performed MUST be included in the next Prism visit
  - Mark also recommended not using dryer sheets because they make everything sticky. Use dryer balls instead. Also recommended using a hard pipe from the dryer to the duct, with two connections. The top connection connects the hose from the dryer to the duct and at the bottom there is a pit with a cap so every time the dryer turns off, leftover lint gets dropped down to a little cleanup cap, which can easily be removed to keep clean.
  - Mark recommended cleaning the dryer ducts once a year.
  - Kathleen thanked all the residents for their cooperation in the ability to accomplish the community wide cleaning effort.
  - Carrie thanked Mark and asked if there were any additional questions.
  - Kathleen mentioned that bathroom vents will have to be done sooner rather than later.
- Bill Anderson Building 1000, Apartment 306 Update: Delmarva was out on May 15 and on June 11, and they applied treatments for bedbugs and mice. We're getting some bids on cleaning out the whole unit. That's where we are right now. We didn't have any infestation spread luckily. But honestly to everybody here I think we need to change the bylaws when the person goes into hospital or

whatever, after 90 days, maybe 60 days ... all food is cleaned out of the unit.  
Carrie thanked Bill

- Update by Linda Malm about recent resident passings within the community:
  - Robert F. Brown of 3000/316: Bob Brown died May 18 At the age of 82. He was born in St. Louis, Missouri and during his youth was involved in Scouting church activities and very involved in sports in his youth and 1970. He came to the University of Delaware as an instructor in the philosophy department. He became full professor in 1986 and retired from that community in 2007. They're also very than significant other educational and work experiences. I'm not going to read them all because he was an avid birder. He enjoyed reading crossword puzzles, classical music study of the stock market and trips to Atlantic City with his wife and our community. His major contribution along with Mary was cleaning up trash around the Community. They would walk around and pick up the trash on the ground and make major efforts to keep the wrong kinds of things out of the recycle bin. He was good about that. And there will be a memorial service at a future date.
  - Barbara Alexander from Villa 5 passed away on or around May 16, 2024. I was not familiar with her and I couldn't find anything online but her daughter reached out to Lisa and said she passed away on May 16.
- Cam Vu presents the Treasurers Report:
  - We have 4 bank accounts totaling \$2,091,472 as follows:
    - Allied Bank balance is 373,292
    - Metro Commercial Bank balance is 518,338 (This one they reserved for the pay in building 3000)
    - Merrill Lynch balance is 1,183,271
    - WSFS Bank balance is 16,571
  - I don't know whether we have any more money coming in from travelers or not.
  - I know we also paid National contractors \$198K for the facade work on building 2000 and I do believe that will be the last invoice for facade work. I think the total to date we have paid approximately \$625K.
  - Net loss for the month of April 144,790.
  - Cam noted that the FSR contract is up for renewal at the end of this year.
  - Treasurers report accepted after motion to accept was requested by Carrie, accepted by Bill Anderson and second by Linda Malm.
- Building 3000 Update
  - Carrie had asked the city and ServPro to be here tonight, but neither could make it. Carrie did receive an update from Eric this afternoon. She asked him whether they're running on schedule for 3000 and here was his response to me just about a half hour ago: "Servpro is running on or ahead of schedule at this time for building 3000. We will be sending out an email before the end of this month with the anticipated completion date as

well as the process for moving in. We anticipate the movement starting on the fourth floor to secure the elevator usage and minimize the amount of unit owners in the building at one time. We will provide moving date schedule as well. Please inform the 3000 owners we are pleased with the progress ahead of schedule and looking forward to providing them with a completion date and scheduled moving dates before the end of this month.” So that was from Servpro just at 630 this afternoon.

- Carrie noted that Lisa has to leave early so if anyone has any questions for her, maybe you could address her now in the next five minutes. Anything for Lisa? Okay, we're gonna move on then.
- Sprinkler System Pipe Replacement Update:
  - So the old business is a replacement of the sprinkler pipes in the attics of the condos, which we talked about at the last meeting. We got an engineer to come in and gave us a report it is going to be about \$25,000 for him to come in and do the construction documents the bidding and following the engineering the total is total of 25,000.
  - He spent a few hours out here he's gonna handle everything from A to Z. His name was Howard Krinsky. He owns this business called DEDC and he has a lot of experience in it. He came out and he walked around, and so we're gonna make a motion to give him a check for \$25,000 to begin the project of replacing the dry pipe sprinkler systems in buildings 1000,2000 and 3000.
  - Someone asked if we have a price on what the replacement is going to cost and we do not have that until the bidding has been completed.
  - Bill requested a motion to approve the 25K, which was accepted by Carrie and seconded by Linda Malm.
  - Question from the community: “Do we have to 25 down to pay him? We're in debt on 150,000 now correct?”. No response.
  - Additional dialogue about costs, the reserve, budgets and payments raised questions about the reserve report and how we are financing things. Hope for light snow removal costs (about \$10,000 if we have no removal). Everything has to be reviewed from the reserve report and sent to the appropriate parties for making a recommendation. Once the recommendation is decided and the council will announce it to the community where the money will come from. We also have a \$5,000 contingent emergency fund. So far, we only spend \$417 So almost a full \$5,000 still sitting there almost so 5000.
- Carrie closed “old business” and asked for any new business.

Kathleen Phillips 15:25

Carrie, can I ask a question on the 25,000? Is there any reason that we have to pay that all upfront?

Bill Anderson 15:34

I did not review the contract like in terms of that

Kathleen Phillips 15:42

well do we know if we can pay him in installments at least?

Bill Anderson 15:47

it will be invoiced or a lump sum percent, complete basis.

Kathleen Phillips 15:52

Okay, so it isn't upfront. Okay. Thank you. That answers the question.  
Okay.

- Carrie announced that all Ambiance cleaned all the water drains, which had never been done. She thanked Bill S for coordinating that.
- Linda Malm gave a Social Committee update:
  - Happy Hour on Saturdays at six o'clock in the courtyard, with trivia sometimes
  - Courtyard Coffee on Tuesdays at 10AM when the weather is nice.
  - Sunday, June 16<sup>th</sup>: All you can eat breakfast buffet. The folks who went in May said it was good they had a good time. If you need a ride, sign up online or contact Kathleen. She's got a whole lot of things in here.
  - On Monday , June 17<sup>th</sup> there's a concert to combat human trafficking at Skyline United Methodist Church. They ask for donations to prevent human trafficking. What was a surprise to me is human trafficking is very prevalent in this country.
  - Mini-golf is coming up on Friday, June 21<sup>st</sup>
  - The next courtyard Bingo is July 13, where you bring your own chair, drink and snack
  - All courtyard meetings are at the picnic tables which are at the Building 2000 end of the pool.
- Carrie concludes the council business and opens it up to the floor.
  - Jerry Clifton asked for clarification on the budget: How much is our reserve fund budgeting is operational fund, reserve fund, Capital Fund? How much do we have in our reserve fund right now?
  - Cam Vu responded: 1,183,000.
  - Jerry Clifton Asked: Are there any encumbrances against that?
  - Cam Vu replied: We will have to draw \$200,000 to pay for the remainder of the facade work. So you are looking at approximately \$900,000.

7:32pm: Motion to adjourn the meeting by Carrie: First by Linda Malm and second by Bill Anderson