

**VILLAGE OF FOUNTAINVIEW CONDOMINIUM ASSOCIATION MONTHLY COUNCIL MEETING  
AT THE NEWARK SENIOR CENTER AND VIA ZOOM**

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**JANUARY 8, 2025**

President Kathleen Phillips called the meeting to order at 6:37pm.

**ROLL CALL:**

**PRESENT:** Bill Scheper, Rebecca Hartman, Kathleen Phillips, Mary Ellen Fish, Robin Huss, Linda Malm, Lisa Bolin (FSR), **Audience:** 12, **Zoom:** 17.

**DECEMBER COUNCIL MEETING MINUTES:** Motion to approve by MaryEllen Fish, with second from Linda Malm.

**TREASURER'S REPORT:** Kathleen read the Treasurer's Report.

Lisa Bolin mentioned the report includes delinquencies over 90 days. The 90-day delinquency right now is \$4,770.80 and they are in collections. Mary Ellen Fish made the motion to accept the Treasurer's Report. Rebecca Hartman seconded. All were in favor. The Treasurer's Report was accepted and will be posted on the website and the bulletin boards.

**NEW BUSINESS:**

**COUNCIL CHANGES:** Bill Anderson is resigning from the Council due to illness, and Bill Scheper will take his place as an interim member. The Council unanimously accepted Bill Scheper, who is familiar with the Fountainview environment and buildings. The Council is also seeking a new treasurer to replace Dane Elterman, who resigned for personal reasons. The Council emphasized their commitment to guiding principles such as awareness, communication, humility, fairness, transparency, prioritization, morality, and fiscal responsibilities. They highlighted the importance of committees, including the Social, Bylaws, Maintenance and Planning, Finance, and Communications Committees, and encouraged community members to join. Kathleen Phillips will temporarily lead the Finance Committee until a new treasurer is found.

**NEW BUSINESS:**

**BANKING:** Due to the change in Fountainview Council President from Carrie Bolen to Kathleen Phillips the need to transfer all the banking signatories. Kathleen M. Phillips, Village of Fountainview Condominium Council President is the primary signer for the WSFS and Merrill Lynch accounts. Rebecca L. Hartman, Village of Fountainview Condominium Secretary will be the second signatory on the WSFS and Merrill Lynch accounts.

**OLD BUSINESS:**

**DRY PIPE SPRINKLER SYSTEM PROJECT:** Over the past week and a half, council members have been in conference calls with DEDC engineers and consultant Roger Boyce to understand the status of the project. The project has two parts: the dry pipe replacement and the interim HADS system. The HADS system design was sent to four companies for bids, but only one bid of \$250,000 was received. The council is hesitant to accept this single bid without comparisons and is investigating

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further. The interim solution is considered a "dirty project" and not profitable, which may explain the lack of bids. The long-term pipe replacement project in all three buildings depends on the interim solution decision, so DEDC is waiting to finalize the design. The council is committed to ensuring a cost-effective solution and will keep the community updated.

**OPEN FORUM:**

In these discussions, Yuval emphasized the need to scrutinize overall expenditure and renegotiate contracts to reduce costs without compromising quality. He highlighted the financial crisis the council is facing, urging the need for cost-saving measures and prioritizing necessary expenses. Yuval also stressed the importance of community involvement and encouraged capable individuals to step up and join committees to assist the council. Kathleen Phillips added the importance of personal invitations to involve more people, noting the upcoming reserve study. Yuval concluded by encouraging community members to see involvement as fulfilling and necessary to overcome the financial challenges and improve the community.

**SNOW REMOVAL:**

Kathleen discussed snow clearing plans after the recent storm, deciding to keep ice melt bags in each building. Volunteers from buildings 1000 and 2000 will salt when needed, but building 3000 still needs volunteers. Robin's husband, who works nights, has volunteered, along with Steve Kerr and Bob Angeloni from building 1000, and Aiden from building 2000. More volunteers, especially for building 3000, are needed to ensure effective snow clearing.

**DRYER VENTS (Building 3000):**

It's important to recognize the dependable individuals in our community. Patty McNellis has been a true godsend. She was incredibly helpful with managing the prism dryer vent cleaning in building 3000. I want to extend my heartfelt thanks to her for stepping up and taking charge.

**ACH CHARGES:**

Lisa clarified the ACH charges from FSR, explaining that a \$3 convenience charge applies if payments are made manually each month. However, setting up a recurring charge avoids this fee, except for possible credit card processing fees. Yuval asked about the handling of dues, and Lisa explained that each budget year, an account is set up through FSR Properties. Although FSR manages an operating account, funds go directly into the WSFS account, maintaining separate control from FSR. This ensures that the payments go right into the bank account, not FSR's operating account.

**LATE FEES:**

Fred Cohen mentioned that FSR is better than the previous management, but he was charged a \$100 late fee once, which surprised him. Lisa clarified that the late fee was put in place by John Evans on the Council. Patty McNellis and Irene Vick suggested that the \$100 late fee is exorbitant and should be reduced. Lisa explained that late fees are charged after 60 days, and the council receives monthly

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delinquency reports. Kathleen Phillips advised that it's better to have your bank push the money to FSR to avoid dealing with the ACH charges and managing multiple portals.

**SELLING YOUR HOME:**

Kathleen Phillips mentioned that sellers or their real estate agents need to contact FSR for HOA documents via the provided link or phone number. Lisa advised that it is best to wait until you have a sales contract before contacting FSR, as the information provided is valid for 60 days. If the contract expires after 90 days, the process may need to be repeated, costing \$250 to \$300. This cost can be recouped at settlement. The resale department handles the distribution of these documents to the potential buyer.

**FSR/FOUNTAINVIEW CONTACT INFORMATION:**

Kathleen Phillips mentioned the need to post FSR contact information, and Lisa suggested providing a sign with the company name and a 1-800 number. Kathleen noted that only building 1000 has a bulletin board inside the door. Lisa added that the FSR office on Limestone Road doesn't handle pre-sales or showings. Kathleen offered to provide information to interested individuals personally until the sign is put up.

**SMART911:**

I wanted to highlight that the glass-covered bulletin boards in the condominiums have a notification about SMART911. This program allows you to register your medical and contact information, which EMTs can access during emergencies. It's a great program, and I strongly suggest you register online. I spoke with someone who had an emergency and benefitted from being registered. From my own experience, registering can be time-consuming, so consider doing it with a family member. It's worth the effort!

**PROPERTY ASSESSMENT:**

Irene Vick raised a question about property reassessment and not receiving an assessment letter. Kathleen Phillips explained that the reassessment is from New Castle County, and some owners did not receive letters. She advised those without a letter to contact New Castle County. The assessments have been significantly high and inconsistent. Kathleen mentioned that Tyler Technologies might send another assessment in February or March, and if unsatisfactory, owners should challenge it with the provided sales information for 2021-2024. She emphasized the importance of challenging the assessments as a community due to discrepancies. Kathleen also noted that senior citizens in Delaware may qualify for a property tax discount by presenting their income information to New Castle County.

**FINAL NOTE:**

Kathleen Phillips requested that community members refrain from calling with inquiries about Bill Anderson's health. Updates will be provided through Jerry Clifton, who is in touch with Bill's son. Hospital visits are restricted to family only. Margaret will send significant updates to the community as

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they are received. Kathleen emphasized respect for Bill's privacy and the Council's need to focus on current community.

**MOTION TO ADJOURN:** Mary Ellen Fish made a motion to adjourn. Linda Malm seconded it. All approved. The meeting adjourned at 7:40 pm.

*Rebecca Hartman*

Rebecca Hartman

Secretary

RECORDED AND APPROVED BY THE VILLAGE OF FOUNTAINVIEW CONDOMINIUM ASSOCIATION COUNCIL  
REBECCA HARTMAN, SECRETARY

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