

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

MARCH 12, 2025

President Kathleen Phillips called the meeting to order at 6:50 pm.

ROLL CALL

PRESENT: Mary Ellen Fish, Bill Scheper, Rebecca Hartman, Sandra Pick, Kathleen Phillips, Linda Malm, Erin Dodd FSR. Audience: 30 Zoom: 23

ANNOUNCEMENTS

The meeting began with the appointment of Sandy Pick as the new Council secretary who will work with the Gardening Committee chaired by Karen Baker.

A motion to approve the previous meeting minutes was made by Rebecca Hartman and seconded by Linda Malm. All in favor.

TREASURER'S REPORT

Cam Vu read the Treasurer's report.

A motion to approve the Treasure's Report was made by Mary Ellen Fish and seconded by Bill Scheper. All in favor.

OLD BUSINESS

Building 1000 condo owner requests to rent their unit. Council declined the request.

Motion to approve the decline to rent was made by Bill Scheper and seconded by Rebecca Hartman. All in favor.

DRY PIPE REPLACEMENT PROJECT

- Kathleen Phillips discusses the type replacement project and the need for funding.
- The Council decides to assess for the entire project which includes the Phase 1 and Phase 2 of the dry pipe replacement project.
- The Council decides to go with Sobieski for the project.

- The council agrees to assess the project over three years to keep monthly payments low, with \$25 late payment charges.

## SERV PRO UPDATES AND COMMUNITY ENGAGEMENT

- Rebecca Hartman provides updates on the ServePro's project in building 3000, noting 98% completion.
- Kathleen Phillips discusses the removal of an abandoned car from the parking lot and new towing procedures are in place for future occurrences.
- The University of Delaware students have been engaged to help with community work. Rosaria Balzamo volunteers to coordinate the list of tasks for the students.

## NEW BUSINESS

- The council engages a new law firm, Morton, Valihura & Zerbato as our HOA attorneys.
- Motion to approve the new law firm was made by Mary Ellen Fish and seconded by Sandy Pick. All in favor.
- The council approves the JW Tull quote for urgent repairs to the roof of 32 Fountain View Drive.
- The council discusses the need for geese control and the high cost of the proposed solution.

## Roofing Evaluations and Maintenance Planning

- Rebecca Hartman reports on the roofing evaluations conducted by four different roofers. The council discusses the need for roof repairs to meet mortgage requirements and the impact on insurance costs.
- The council reviews the pool contract and the need for updated pool waivers and rules.

## Committee Updates and Community Participation

- Sandy Pick introduces the gardening committee and the need for volunteers and donations.

- The council discusses the upcoming lawn care service and the need for volunteers for the garden committee.
- Linda Malm provides updates on the social committee, including upcoming events and activities.
- Mary Ellen discusses the bylaws committee's efforts to update the bylaws.
- The Communication Committee has collected contact information from the residents for emergency notification.

#### Insurance Requirements and Tax Assessment Appeals

- Kathleen Phillips reminds residents of the \$10,000 insurance requirement for homeowners.
- New Castle County Tax Assessment Appeals were discussed and the due date has been extended to March 31<sup>st</sup> from March 15th.
- The council encourages residents to vote in the upcoming election and to fill out absentee ballot forms.

#### MEETING ADJOURNMENT AND FINAL REMARKS

- The council addresses additional questions from residents about community maintenance and insurance.
- The council thanks the community for their participation and encourages continued involvement.
- The meeting is adjourned with a motion from Rebecca Hartman and seconded by Mary Ellen Fish. All in favor.

#### SUMMARIZATION OF COUNCIL DECISIONS:

- Council approved appointment of Sandy as Council Secretary
- Council voted not to approve Building 1000 Unit Owner's request to rent out her unit
- Council approved the appointment of Sobieski as the contractor of choice for Pipeworks-Phase 2
- Council approved the assessment of the entire pipe project (phase 1 and 2) at a total cost of \$1,261,250, which equates to an assessment amount of \$6,569 per condo unit owner, to be billed monthly over a period of 36

months, with a \$25.00 late fee if a payment lapses beyond 60 days. The assessment can be paid up front, quarterly in advance or monthly.

- Council approved the JW Tull quote for urgent repairs to the roof of 32 Fountainview Drive.