

Village of Fountainview Condo Association

Minutes of July 10, 2019, Council Meeting

President Patty Hagan called the meeting to order at 6:02 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 June 12. Linda moved to accept; Dennis seconded; Council approved unanimously.

Treasurer's Report

Treasurer John Wessells gave a financial report. For the month of May, income was \$24,866; disbursements were \$37,118. Checking account balance on May 31 was about \$51,000. We have succeeded in renewing our incorporation, which was allowed to lapse 8 years ago. John gave an update on our investments: We are trying to transfer our funds to an interest-bearing account, but the bank has fraud concerns. We have to complete several steps to prove we are legitimate. Jerry Clifton suggested John talk with Chris Curtin if necessary. Linda moved to accept the Treasurer's report; PattyM seconded. Council voted unanimously in favor.

Facilities group

Facilities chair Fran Loeffelholz stated that he is moving out of Fountainview, but he plans to stay on Council to help with the work of the committee. He showed a list of urgent problems and described his committee's approach to each. The most urgent problem is the fire control system in building 2000. Other issues include tripping hazards, two dumpsters that must be replaced, loose porch railings, elevator ventilation, and more. Progress already made includes cleaning the pool deck, restoring the function of the handicapped lift at the pool (with help from Yuval Nahum), and replacement of most corridor lights with LEDs, which will result in cost savings even after the replacement costs are figured in. The Facilities report will be found on our web site.

Landscaping Committee

No report.

Community Committee

PattyM thanked the Social Committee for arranging a successful Luau on June 30, and those present applauded. She announced a new social activity: "Thursday Nights in the Courtyard." Come at 6:30, bring a folding chair, and meet and greet with your neighbors. She asked that all residents be mindful of the Rules and Regulations and be courteous to our neighbors.

Insurance Committee

Linda explained the history of some insurance issues. Scottsdale covers Building 2000 General Liability insurance, but would not provide that coverage without covering at least one additional portion of the property. Jason decided the added structure would be the swimming pool. Navigators covers the Building 2000 Master Property insurance, with a \$10,000 deductible. The rest of our properties are covered by Travelers Indemnity Company. The swimming pool (covered by Scottsdale) is located in a Common Element area covered by the Travelers General Liability Policy. Both policies for the Association would protect against liabilities incurred for a catastrophic claim. Both policies would provide defense of the Association as well.

Governance Committee

Dennis has written a charter for the committee, but he wants to change the name to the Documents Committee, as that name better describes its focus. Council agreed.

Old Business

Building 2000 Update: Bob announced that the City of Newark has approved a plan of work for this building repair. The scaffolding is already up, so work will begin no later than Wednesday, July 17. The first steps are to install interior bracing supports, which will affect four units; the affected residents have already been contacted and they understand the need for this work. After that, demolition will take 2-3 weeks. As the last steps, the stone and siding will be replaced, followed by some finishing work. The schedule is heavily dependent on weather, so the timing may have to change if weather is affecting the progress.

Follow-up on pool access: PattyH revisited last month's discussion of access by child guests. Our research shows that we are not governed by the ADA (Americans with Disabilities Act) but rather by HOPA (Housing for Older Persons Act), which allows us to limit or prohibit children from using our recreational facilities.

New Business

Property Management: Although we sent RFPs to 5 companies, only 2 chose to bid. They are Associa Mid-Atlantic and Delaware Property Management. Their budgets were both very close to the amount of our present budget. Associa required only a 17-month contract, whereas DPM required a 3-year contract. DPM has never managed a 55-and-older community, but Associa manages 110 of those types of properties. DPM has no maintenance crew, but Associa has its own internal maintenance capability. In response to a question it was noted that Associa requires three bids before they will let a contract, such as pool maintenance. Fran advocated using a smaller company to keep costs down. Linda favored Associa, citing their expertise of setting up a budget, and noting that we need a company that can give us direction, especially financial direction. Yuval Nahum spoke, saying that a management company is more than we need. Everyone agreed that we will use Yuval's company for maintenance, as he has proved extremely capable in a wide variety of maintenance situations and is very supportive in coming up with ideas to keep costs low. PattyH moved, Linda seconded that we hire Associa to provide our property management for the next 17 months. Council took a number of questions from those who attended. Voting in favor: Linda, PattyM, PattyH, Dennis, Bob, Nancy, John and Bill. Voting no: Fran.

Mary Davis spoke about the need for self-opening doors to accommodate some of our residents, especially those who use wheelchairs. She has been investigating costs, and estimates it would cost about \$9000 for 3 self-opening doors, one for each building. Yuval Nahum and the Facilities Committee are providing input and feel a key pad could be used to activate the mechanism. Mary is organizing a committee to further research this topic, and she offered a signup sheet for interested residents to volunteer their help.

PattyH reminded those attending that the terms of three council members will expire in September. Thus, three people will be elected to Council positions at our Annual Meeting in September. Nominations are due in August. Those presently serving (who are completing a 1-year term) can run for another term, and all residents who have an interest in serving their community in this way are encouraged to consider entering their names. The term of these positions will be three years.

A series of specifications of standing committees were included in the agenda, and are attached to these minutes. PattyH and Bob read all of them aloud. No objections were raised.

PattyH moved to adjourn the meeting; Linda seconded. Approved unanimously; adjourned at 7:33.

Respectfully submitted,
Nancy Balogh, Secretary

Committee structure, from Agenda for July 10 meeting:

A Facilities Committee is hereby established. The committee is to be composed of one member. The Chairman of the Committee will appoint additional members as needed. The committee shall be governed by the Charter for the Facilities Committee and shall report on activities and make recommendations from time to time at the regular meetings of the council.

A Community Committee is hereby established. The committee is to be composed of one member. The Chairman of the Committee will appoint additional members as needed. The committee shall be governed by the Charter for the Community Committee and shall report on activities and make recommendations from time to time at the regular meetings of the council.

A Welcoming Committee is hereby established. The committee is to be composed of one member to be appointed by the President. The Chairman of the Committee will appoint additional members as needed. The committee shall be governed by the Charter for the Community Committee and shall report on activities and make recommendations from time to time at the regular meetings of the council.

A Pool Committee is hereby established. The committee is to be composed of one member to be appointed by the President. The Chairman of the Committee will appoint additional members as needed. The committee shall be governed by the Charter for the Community Committee and shall report on activities and make recommendations from time to time at the regular meetings of the council.

A Social Committee is hereby established. The committee is to be composed of one member to be appointed by the President. The Chairman of the Committee will appoint additional members as needed. The committee shall be governed by the Charter for the Community Committee and shall report on activities and make recommendations from time to time at the regular meetings of the council.

A Policy for Investments and Finance Committee is hereby established. The committee is to be composed of one member to be appointed by the President. The Chairman of the Committee will appoint additional members as needed. The committee shall be governed by the Charter for the Finance Committee and shall report on activities and make recommendations from time to time at the regular meetings of the council.

A Landscaping Committee is hereby established. The committee is to be composed of one member to be appointed by the President. The Chairman of the Committee will appoint additional members as needed. The committee shall be governed by the Charter for the Facilities Committee and shall report on activities and make recommendations from time to time at the regular meetings of the council.

A Policy for Documents Committee is hereby established. The committee is to be composed of one member to be appointed by the President. The Chairman of the Committee will appoint additional members as needed. The committee shall be governed by the Charter for the Documents Committee and shall report on activities and make recommendations from time to time at the regular meetings of the council.