

**VILLAGE OF FOUNTAINVIEW COMMUNITY MEETING AT THE
NEWARK SENIOR CENTER AND VIA ZOOM
MAY 11,2022**

President Carrie Bolen called the meeting to order at 6:32 pm.

Vice President Deborah Ingram called the roll. PRESENT: Karen Baker, Mary Davis, Paula Kelly, Bill Anderson, Mel Wenneman, Carrie Bolen, John Evans, Deborah Ingram. Also present was Samantha Summers (FSR).

ANNOUNCEMENTS:

TRASH/RECYCLING: A flyer has been placed at each door and emailed to everyone regarding this issue. It should be read and kept for future reference. The recycling bins continue to overflow with plastic bags and boxes that have not been broken down. Yesterday (5-10-22), Carrie spoke with Steven Reeder who works for the City of Newark regarding this issue. Plastic is the biggest problem. Plastic that cannot be placed in the recycling bins is defined as plastic that you can poke your finger through. This kind of plastic includes trash and grocery bags, and the plastic that is wrapped around a case of water. Styrofoam also is a problem. It contaminates an entire truck load of recycling. Consequently, the entire contents of the truck are sent to the dump instead of the recycling plant. Styrofoam that is found in the recycling bins will not be taken. The city is searching the bins for items that don't belong there. The recycling center checks what the city brings in. If anything is found that should not be there, the city is fined. The city in turn will fine VOF.

Estimates for larger bins are being obtain as it is recognized that many residents receive home deliveries, and these boxes even when broken down take up a lot of space in the bins.

BILLING PROCEDURE: Samantha Summers shared how bills should be paid on time. She will follow up with this information in an email which will be sent out tomorrow. Copies will be posted on the bulletin boards.

There are two options on how to pay bills.

FIRST OPTION: Write a paper check and mail it to the lock box in Tampa, Fl. Always make sure that the slip with your account number on it is in the envelope or that the account number is written on the check memo line. Also allow ample time for the mail - a 7 – 10 day minimum - if you are mailing a paper check.

SECOND OPTION: Pay your bill online. Samantha will send out the link where you can register to pay your bill either as a one time payment or as a recurring payment. Remember that the online payment does not post immediately. So allow two business days for the payment to go through to avoid late fees.

LATE FEE POLICIES: For apartment residents, the water bills are due the first of every month with a ten-day grace period. It must be received by the 10th of every month to avoid a late fee. The quarterly fees are due the first of each quarter with a 60 day grace period. The bill due April 1, must be paid in full and posted to your account by May 30th.

Call 800-870 0010 if you have billing issues. If it is more complicated, the issue will be sent to Samantha. Everyone needs to remember that whether there is a billing issue or a service call, FSR is the first point of contact. If it cannot be resolved, then it can be forwarded to a council member.

WEBSITE: It is hoped that everyone has had a chance to sign onto the website and are receiving the updates throughout the month. If VOF does not have your email address, please email it to info@vofDelaware.com . If you do not have the password to log onto the website, please send a request for it to infor@vofDelaware.com . Again thanks to Margaret Glanville who has been volunteering her time to maintain the website. She is doing an awesome job.

LANDSCAPING: Premier has applied the weed killer although it was delayed due to windy conditions. While it looks better than it has, it will take some time to get it back in shape since we went several years without it.

LEGAL ISSUES: As many are aware, there was a legal proceeding with a unit in the complex. VOF was able to purchase the unit, make improvements, and sell it without any cost to the community. Carrie wished to thank every involved council member including Samantha Summers who made this solution possible.

TREASURER'S REPORT: John added to Samantha's presentation about the billing as a means of educating the community. VOF needs to be treated like a business which is dependent on its cash flow. When a service is rendered, a bill must be paid. And like businesses, VOF operates on a budget although it will be necessary to expand that budget next year with contingency and legal funds – two items that we do not have now.

SPECIAL ASSESSMENT: A special assessment is the only way to come up with extra needed funds. No bank will lend money to a condominium association where more than 10 percent of its units are rented. Future expenses include eight floors that have not received any renovations since VOF was built; parking lot painting and lights, concrete work, new dumpsters, and townhouse gutter guards. VOF probably will earn about \$16,500 in the new CD ladder investment of reserve funds compared to \$100 last year from Vanguard. While the VOF reserves are a little over 1 million dollars, it is below the recommended amount.

MOTION PER KAREN BAKER: That the Treasurer's report along with the financial statement summary and analysis as circulated to Council be accepted. Bill Anderson seconded the motion. All were in favor; the motion passed.

The Treasurer's report will be posted on the website and on the bulletin boards.

COMMITTEES

POOL: Bill Anderson said the pool will open Saturday, May 14. A new pump has been installed, and a sign prohibiting alcohol use at the pool was put up. Information about the pool opening and the waiver which must be signed will be emailed to everyone. Once the waiver is signed, return it to Bill by slipping it under Bill's storage closet, # 301 in Building 1000 or return it to any council member.

SOCIAL: Mel Wennenman reported that the social committee sponsored a bingo night in Building 1000. Don Bell was the big winner of the 50/50 which he donated back to the social committee. Mel requested feedback about the event. They will hold another bingo night at a later date. They also are talking about a possible barbecue.

OLD BUSINESS

MOVE-IN MOVE-OUT POLICY

DEFINITION OF MOVE-IN/MOVE-OUT: Whenever any person causes the installation of furnishings to occur in any vacant unit, including but not limited to a bed, sleep sofa, television, lounge chair; such action constitutes a “move in” to the unit. Whenever an occupant of a unit causes furnishings to be removed in order to vacate the unit such as a bed, sleep sofa, television, lounge chair; such action constitutes a “move out” of the unit.

ROUGH DRAFT OF MOVE-IN/MOVE OUT POLICY:

- A signed acceptance of this agreement is required prior to moving in or out
- Move-in or out must be scheduled at least 72 hours in advance with FSR
- Notify Samantha Summers (FSR) at 800-870-0010 or Samantha.summers@fsresidential.com
There also is a calendar on the FSR website that can be utilized to sign up.
- Moves-in or out are allowed on Monday – Saturday 8 am – 5 pm. (Days remain up for discussion) No Sundays or holidays which include New Year's Eve Day, New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving, Christmas Eve Day, and Christmas Day
- Elevator pads will be installed and the resident will be given a temporary elevator override key (a \$500 fine will be applied for loss of this key). Samantha is getting prices for more elevator pads. Recruiting residents as captains in each building to be responsible for the pads and to coordinate their use with whomever needs them also is an option.
- Any entrance may be used EXCEPT vestibule doors
- At no time should a door be left unattended
- At no time should vehicles be parked on sidewalks/fire lanes or block curb cutouts. Driveways should not be blocked
- Moving personnel shall be respectful of VOF property and residents
- Moving personnel shall not leave behind boxes or packing materials. Trash and recycling rules apply
- Residents will be responsible for repair/replacement cost for damage to the common areas and VOF's property during delivery
- A non-refundable deposit for elevator use (first floor residents and the TH/Villas are exempt)
- The initial information form must include the resident's name, unit, phone number, email, car make and model with tag number as well as a signature.

RENTALS: Will include all of the above plus the following:

- A signed copy of the lease and photo copy of ID must be provided to FSR
- A non-refundable deposit of \$150.00 for each move-in will be collected
- The initial information form must include all listed above plus the landlord's signature

DISCUSSION: Discussion ensued over the institution of an elevator fee. Bill Anderson said that many cities including Wilmington have these fees for moves and can be as expensive as \$400. There is much wear and tear which cannot be seen on the elevators, and a major expense would be incurred if something were to happen.

DELIVERIES: The same rules apply here with a 72-hour notice, but without a moving fee. John Evans questioned how this would be enforced. Samantha said that when people did not notify FSR of their moving in, there is a \$500 fine. In this instance, building captains would be beneficial. John said a system needs to be developed. This discussion will continue at a later time.

DRONE: Bill Anderson said Joe Devlin of Aerial View Advantage did a drone fly over of each of the three buildings and inspected each of the roof/gutter systems. He submitted three 6 minute videos and

added a one minute video. They can all be uploaded to the VOF website; it is titled Village of Fountainview Flyover. It showed that the gutters are in fantastic shape; they are clean, free of blockage, and properly pitched for drainage. There is some roof grit present on the roof, but this is normal.

Initially a bid for \$15,000 for gutter cleaning was quoted by another company. VOF paid \$600 for the drone service. Bill added that using the drone was money well spent.

Bill also checked the downspouts during three rainstorms; he identified three problem areas – one clog and two seams that are leaking. Three bids need to be obtained to address this problem.

NEW BUSINESS:

NEW COUNCIL MEMBERS

MOTION: Effective immediately that Paula Kelly be appointed as permanent Secretary for the Village of Fountainview Council as Esther Boone has stepped down from the position. Motion made by Mary Davis. John Evans seconded the motion. All approved; the motion carried.

MOTION: Effective immediately that Mary Ellen Fish be appointed to the Village of Fountainview Council to fill Esther Boone's vacancy as a member of the Council. Motion made by Mary Davis. John Evans seconded the motion. All approved; the motion carried.

PERMITTED LEASES: In September 2020, the Council received documentation for approval from owners who were leasing their units – 15 in all. The Council of 2020 approved all 15 leases. They had submitted hard copies of their leases together with the attachment required by the Code of Regulations that said that the tenants agreed to be bound by all the terms and conditions of the Fountainview documents. There are two other approved leases established by Section 9.1.1 of the Code of Regulations; those units are in Building 1000.

Since then five of those tenancies have terminated because either the unit was sold or the owner stopped leasing it and moved in himself. On September 2020, Council assigned two parking spaces to each of those original 15 units but this never happened.

MOTION: Be it resolved that the list of “Permitted Rental Units” established by the Resolution of Council adopted on September 9, 2020, is hereby modified by the removal from such list of those previously Permitted Rental Units designated below for the following reasons:

Building	Unit	Owner/Reason
1000	308	Bolen,Carrie Sale to 3rd party
1000	108	Kleinguenther, Alexandra Sale
2000	103	Dorr, David Occupancy by Owner
3000	103	Perry, S. R. Sale to 3rd party
3000	409	Eng, Jeannie Sale

and further

None of the said foregoing units may be rented hereafter until having first been designated as a Permitted Rental Unit; and the said resolution adopted on September 9, 2020, is further modified by the repeal of that portion of said resolution granting assignment to each such permitted rental unit of two assigned parking spaces per unit; and, further, the following units constitute the remaining Permitted Rental Units as of the date of this motion :

Building	Unit No.	Unit Owner
3000	310	Cathell, Catherine
1000	112	Clayton, Gwen
1000	408	Lai, Hsun Trust
3000	302	Odom, Arlys & Don

3000	304	Palmer, Steven
1000	213	Salyer, Lois
1000	204	Tassone, Sharonlynn
1000	312	Wu, Eileen
1000	409	Wu, Eileen
3000	408	Wu, Eileen

NOTE: Units 107 and 216 in Building 1000 have been designated as “permitted” under Section 9.1.1 of the Amended and Restated Code of Regulations.

Karen Baker seconded the motion. All were in favor; the motion passed.

POSSIBLE FEES FOR RECYCLING: These fines would be imposed from VOF regarding recycling violations versus the ones that would be levied by the City that Carrie referred to earlier. Fines work, John Evans said, but the question is how to enforce them. If fines are to be introduced, then a recycling officer will be needed. That individual(s) will need to go through the trash and recycling. Plastic garbage bags will need to be opened to identify offenders. Once the violating material is found with identification, a photo should be taken and brought back to Council. Mary Davis will work with the Trash and Recycling Committee to address possible fines and find volunteers who will do the work.

PARKING: Bill Anderson tallied the number of parking spaces and sent that information to Steve Borowski who will continue working on the policy. Carrie Bolen said the Parking Committee has come up with allowance of one front row parking space per unit per building. Every unit owner would receive a hang tag. Those with a second car or visitors will have to park in the upper area overflow spots of which there is more than 100 spaces. Contractors also will have to park in the overflow area. So everyone will have a front row spot. If a resident doesn't own a car, they may let a family member or visitor use the tag while they are visiting.

It is planned to have the parking lot repainted. Carrie suggested putting the building number on the curbs to designate the appropriate building parking. Carrie added that Bill Anderson did not feel that was necessary, and that signs designating where one should park would suffice. Another consideration is the addition of two handicap van spots near 3000 where the cut and cones are. Another possible addition would be a couple of handicap parking spaces that would be for cars only.

Enforcement would be through the utilization of a tow company. Vehicles that do not have the appropriate hang tag or license plate will be towed. The owner will be responsible for paying the towage. Once the policy is instituted, Steve Borowski will be putting flyers on the cars that are parked incorrectly. Initially, no one will be towed right away to give everyone a chance to adjust to the new system.

Also of concern are collapsing curbs. Carrie spoke with a concrete vendor yesterday. Wherever the curbs are crumbling, then an accessible cut out is being considered to replace it. Three spots have been identified.

Another issue is the parking lot lighting. An electrician will come out next week and consideration will be given to running electric lines but also solar lights. While solar lights cost nothing electricity wise, an installation fee would be incurred.

of the water bill went out quarterly there would be no extra charge for the billing versus the monthly.

ADJOURNMENT: John Evans made a motion to adjourn. Deborah Ingram seconded it. All were in favor. The motion passed. The meeting was adjourned at 8:23 pm.

Respectfully submitted,

Paula F Kelly
Secretary