

**VILLAGE OF FOUNTAINVIEW CONDOMINIUM ASSOCIATION ANNUAL COUNCIL
MEETING AT THE NEWARK SENIOR CENTER AND VIA ZOOM
DECEMBER 11, 2024**

President Carrie Bolen called the meeting to order at 6:38 pm.

ROLL CALL

PRESENT: Bill Anderson, Paula Kelly, Kathleen Phillips, Mary Ellen Fish, Carrie Bolen, Linda Malm, Erin Dodd FSR, Lisa Bolin FSR. Audience: 27 Zoom: 16

ANNOUNCEMENTS

SOCIAL COMMITTEE: The Committee is planning Bingo for February.

TREASURER'S REPORT: Cam Vu read the Treasurer's Report.

MOTION: Kathleen Phillips made the motion to accept the Treasurer's Report. Mary Ellen Fish seconded it. All were in favor. The Treasurer's Report was accepted and will be posted on the website and the bulletin boards.

OLD BUSINESS

DRY PIPE SPRINKLER SYSTEM PROJECT: Bill Anderson said DEDC had four contractors – Wayman, Oliver, Bear Industries, and Anaconda - out prior to Thanksgiving. They will be bidding on the temporary new system - HADS (heat actuation device system). The bids close Friday at 2 pm. The blue prints are 90 percent done and then they should be able to come up with some costs.

Bill has another idea to ask the engineers. He wonders if once the HADS are put in place, can they be left in permanently so they can fire the system and eliminate the air compressors. That will save money in the long run. Bill will be sending an email to the engineer who can approach the City with the idea. Bill Scheper (BLDG 1000) asked if there would be five HADS in the attic. Bill A. said they would run the entire length of the attic and tied into the dry pipe valve. It will be code. However, there still will be air compressors for the stairwells. Carrie asked how long the process will take once approved. He did say that once it was started, it would take about 18 months; but the time frame is built into the bids. One resident questioned when the fire Marshall will approve the design. Bill replied that all this is done in conjunction with the City Fire Marshall, and the interim solution already has been approved.

DRYER VENT CLEANING UPDATE BUILDING 3000: Kathleen said it will be starting Monday and continue through Wednesday weather permitting.

BUILDING 3000 SERVPRO UPDATE: Mary Ellen had asked Logan to come tonight to address some possible solutions to the problems in 3000. He has told her that they are working on it. Mary Ellen also said that still there are many people who have neither moved in nor sent her anything. Currently, she has a list of about 30 people who have reported items missing or condo damages. Mary Ellen needs to hear from everyone before they can get things corrected. Linda asked if it would help if residents let Mary Ellen know that everything is okay. Mary Ellen said yes. Pat McNelis(Bldg 3000) asked about keys. Mary Ellen has sent an email to Jerry regarding this.

ADDITIONAL VALVE REPLACEMENT BUILDING 1000: Kathleen said that a notice went out that the water will be shut off on Monday from 9 am – noon.

NEW BUSINESS

GEMINI CONTRACT: Linda Malm said Gemini who does the weekly cleaning have raised their fees five percent.

MOTION: Linda Malm made the motion to approve the contract for Gemini with a 5 percent increase. Bill Anderson made the motion to accept. Mary Ellen Fish seconded it. All approved. The motion passed.

BUDGET UPDATE: Carrie said the budget was voted on and approved on Dec. 4th. The new bills will go out the first week of January. Lisa reminded everyone that the fees are due 60 days after Jan. 1. After that the late fee will be \$100.

COUNCIL VOTING: Kathleen said there was a lot of confusion about the Council voting. Residents only need to vote when there are more candidates than positions. As of this month, Carrie, Mary Ellen, Paula, Bill, and Kathleen finish their Council terms. Linda is remaining with one year left on her term. The following residents have come forward to fill Council positions: Mary Ellen, Bill, Kathleen, Robin Huss, Dane Elterman (Bldg. 2000). and Becky Hartman (Bldg. 1000). On Friday, the Council members will elect officers and that will be communicated to the Community. Also Chris Salvaggio (Bldg. 2000) has offered to be on the Finance Committee.

OPEN FORUM

HEATERS: Bill said he has gone through all the buildings and made sure all the common space and baseboard heaters are on. He asks for everyone's cooperation and patience as he continues to adjust the heat until a balance is reached.

DOORS IN 3000: For anyone in Bldg. 3000, please make sure that anyone moving in does not unscrew the hardware on the door frame to make the door open wider than it is supposed to go as they are stripping the holes. That makes it more difficult to have the doors operate properly.

DOORS AND CALL BOXES: Bill also asked what will be done with the door control system for the front of the buildings. Kathleen said that originally a census was to be done to update the call boxes but thought there was a problem with the access. Council decided to put it on hold. There is no sense in updating the directory, Kathleen said, if the access is not working properly. Bill asked everyone to make sure doors are pulled shut and locked as come into the buildings to maintain security and keep everyone safe. On the doors that are controlled by the call there is a problem and it may not lock. Bill said residents can use their key to lock the door until we know what to do with system. Kathleen asked if the problem is the actual door control as she and Becky called another vendor to explore an alternative solution, but she is unsure if they can solve the problem if it is in the mechanism itself. Bill said Allied Doors who were out about 6 weeks ago said they would cut the wires, put in a piece of hardware to operate as a manual door until it was fixed. If everyone does their part, that is the ideal solution for now. We are all responsible for the safety and security here. Carrie questioned how many of the call boxes might actually work; they have not been used in years They are so outdated why would we consider replacing.

TREE TRIMMING: Bill added that the big dead tree in the courtyard is halfway down which he did about a month ago. The main trunk will be finished later in the winter. Bob Angelone (Bldg. 1000) has helped Bill since summer, and they have trimmed more than 130 trees.

DOOR SIGN: One resident said that a notice needs to be placed on the 3000 door about closing the door. Carrie suggested something permanent. A resident of 1000 added the the door on the south end of the 4th floor doesn't always latch.

HEAT PUMP: Bill Scheper expressed concern about a heat pump in 1000.

NEW COMMUNITY MANAGER: Lisa made the introduction of Erin Dodd as the new Community Manager of VOF. An email notice will be sent out with her contact info. The portal and the customer service number will remain the same. Changes in January will include Sarah becoming Lisa's assistant manager, and she will move to a different division called Resident Support Services (RSS). Kathleen asked how that would impact VOF; Lisa said it wouldn't for now.

Bill Scheper asked if Erin will return emails; he sent Lisa one about two weeks ago and did not get a reply. Lisa said Erin will return emails, but residents eventually will be directed to RSS who will answer questions through Customer Support. If RSS cannot answer the question, then it will be directed to the manager. Kathleen said that emails don't have visibility and there should be a central place for everything to be logged. There also was discussion about whether the customer or customer service should close an issue; the customer service rep will do the closing, Lisa said.

LOUD NOISE: A 3000 resident (on parking lot side) said she is concerned about a loud outside noise that she is frequently hearing. She asked if anyone else is hearing it as well. It is not the train.

DRYER VENT ISSUE: Marlene Eckendorf (Bldg. 1000) asked where she can get a copy of the building specs. She is having continuous issues with her dryer vent getting clog even though it has been cleaned six times. The vendor is returning next week, and it was suggested that he look at the flexible and rigid pipeline. She also should get copies of all reports done by other vendors in regards to the problem.

MOTION TO ADJOURN: Mary Ellen Fish made the motion to adjourn. Kathleen Phillips seconded it. All approved. The meeting adjourned at 7:25 pm.

Respectfully submitted,

Paula Kelly
Secretary