

**VILLAGE OF FOUNTAINVIEW COMMUNITY MEETING AT THE  
NEWARK SENIOR CENTER AND VIA ZOOM  
JULY 12, 2023**

President Carrie Bolen called the meeting to order at 6:31 pm.

**ROLL CALL:** Bill Anderson, Carrie Bolen, Lisa Bolin (FSR), Deborah Ingram, Paula Kelly, Linda Malm, Mary Ellen Fish (Zoom), and Kelley Piel.

Four members of the ServPro team, Erik Anderson, estimator/project manager; Eric Balis, operations manager; Stan Lusik, estimator; and Logan Brown, operations, came to speak to the community. The concern is the \$2 million difference between ServPro and JS Held. Erik Anderson said that the difference is closer to being over a little more than a million dollars and not 2 million. There will be a site-need-to-resolve scope difference visit. The main difference is in the scope of work which means that each company views the work to be done differently in terms of actual replacement. ServPro will walk each individual unit on Tuesday, July 25<sup>th</sup>, with JS Held to resolve the differences. Erik said the scope of work must match that of JS Held and that must be resolved first. Then it may take another week to come up with the dollar amount estimate. The new estimate will go to Traveler's for approval. After that happens, the work on 3000 may not start for another three weeks. The agreed upon scope of work should be available to the community. They hope to start at the south end of the building where there was less damage, and they will be working on multiple units simultaneously. Carrie said that she and Logan had discussed the possibility of the first floor moving in first as it had the least amount of damage. The earliest estimated time for all the residents to move back in would be nine months, Erik said. This answer was given as a realistic expectation with the idea that if given a shorter amount of time, the final date would need to be pushed back again. Consequently, residents would be more angry than they are now. Carrie questioned that if the hallways were completed and egresses were present then why couldn't residents move back and live with their own renovations. The answer was that the building code officials would not permit that although this is not what was told to VOF residents by the City. Logan did say that as long as the hallways were completed and if the units were livable, residents could move in. However, no one can move in until the common areas are finished and that there are egresses established for safety. The hope is that the least damaged units will be finished first and these residents can move in. But the County will want an action plan which entails setting up temporary walls so residents don't wander into the construction areas.

Lisa Bolin said that today VOF received the scope of work proposal on all three buildings from the Falcon Group about the siding. Bldg. 3000 also has problems with the incorrect installation of the stone facade that is not from the pipe breakage. The repair of the stone facade will not be covered by insurance. Council will be reviewing the proposal, and voting on whether to accept it. If approved then contractor bids will be sought out. But it takes an average of 30 – 60 days for contractors to get back on the bid, Lisa said. Bldg. 3000 will be completed first before the other two buildings are tackled. It was also discussed that Falcon has said that while doing the work on the stone facade, it should not interfere with the interior reconstruction. The City has taken a different stand on this saying it must be done before anyone can move back. Erik then added that the City has said they cannot do any work on 3000 until the facade is corrected. This has been stated in the violation sent by the City which also added that

no homes could be put on the market until the reconstruction is resolved.

It also was pointed out numerous times, that Council is not responsible for this hold up and has no leverage with the two agencies coming to a resolution quicker. Residents who call people like the insurance commissioner, and state and city representatives do not accomplish anything other than wasting the time and money of others.

Eric Balis, a reconstruction operations manager with ServPro, left business cards with his contact information if residents have more questions.

ERIC BALIS: (M): 215- 350-1902

(P): 215-877-6653

email: [ebalis@servproeml.com](mailto:ebalis@servproeml.com)

## ANNOUNCEMENTS

**ROOFS AND GUTTERS:** Bill Anderson said the boom lift was here today and was utilized to look at the roofs in all three buildings. The roofs are in good shape, but the contractor would not comment on how many years the roofs have till replacement. The gutters also are in good shape meaning there were not any clogs. The gutters have been overflowing because of the copious amounts of rain. Bill also has spent many personal hours looking at the roofs and gutters of numbers 12 – 20 of the Villas in an effort to save the community money.

**TRASH CANS:** Please keep the trash can lids down; a cat got stuck in one of them.

**CONTACTING CARRIE:** When texting Carrie, please provide a unit or building number and let her know who you are.

**NEWLY PAINTED EXIT DOORS:** All the exit building doors in 1000 and 2000 were painted. As soon as one building was completed, it began to get nicked again from mobility equipment and carts. Certa Pro went back and repainted the nicks. So please be careful and utilize the accessible doors. Tonight, Council will vote on plexiglass to cover the lower half of the doors.

**CHILDREN IN THE POOL:** Children are jumping the fence and getting into the pool. Do not call 911, but call the non-emergency number: 302-573-2800. Do not approach them. Let the police handle the situation.

**BATHROOMS IN BLDG. 3000:** There is mold and rot behind some of the showers; that was discovered when taking down the walls. It has not been determined if it is an Association or a homeowner issue for these four units as we need to find out from where the leak came. Lisa will send out an email to find out which of the four units has been affected.

## TREASURER'S REPORT

Kelley Piel read the report. It will be posted on the website and the bulletin boards. Carrie questioned how much goes into the Reserves each month and was told \$12,000.00

**MOTION:** Deborah Ingram moved that we accept the Treasurer's Report as presented. Bill Anderson

second it. All were in favor. The report was accepted.

#### NEW BUSINESS

APPROVAL OF PLEXIGLASS TO PROTECT THE EXIT DOORS: Plexiglass will be attached to both sides of the 12 exit doors for protection from nicks. The cost will be \$2,336.80. Carrie questioned if this is worth it. Deborah Ingram said it definitely was.

MOTION: Deborah Ingram moved that we hire Elliot's Don't Move Improve to apply the Plexiglass to the bottom of the doors to prevent the nicking of paint for the cost of \$2,336.80. Bill Anderson seconded it.

Discussion: Carrie said that when 3000 is rebuilt, the same will be done to protect those doors. The painting of them would be included in the rebuild, so it would only be necessary to add the plexiglass.

VOTE: All were in favor. The motion was approved.

APPROVAL OF ALLIED LOCK TO CHANGE CODES AND KEY FOR BLDGS. 1000 & 2000: The locks and keys in Bldg. 3000 have all been changed at a cost of \$670.50. That should be doubled to do the same for Bldgs. 1000 and 2000. The question is whether to change just the key or the code. Carrie says at the minimum the code needs to be done, but is unsure how to go about coordinating this. Lisa said some communities change the code on Daylight Savings Time. Council can schedule this later. Bill said that when delivery people no longer have the codes, boxes will be left in the hallway obstructing the means of egress which would entail a violation. Bill said that Bill Scheper picks up the packages in Bldg. 1000 and delivers them. Carrie said that someone in 2000 does the same. Carrie suggested that for now we approve the motion and work out the logistics later.

MOTION: Deborah Ingram made the motion that Allied Lock and Safe Company come and change the combinations codes for Bldgs. 1000 and 2000 for the cost of \$595.00. Paula Kelly seconded it. All were in favor. The motion passed.

#### APPROVAL FOR ROOF REPAIR IN 20 FOUNTAINVIEW

A resident submitted a work order for leaks; Tricon went out to give an estimate. The tech looked at the vents located above the master bedroom; there was previous work done there, but the same area is leaking. The plywood is rotted, shingles need replacement, and new drywall needs to be installed. The estimate for the drywall is \$1200.00; the roof repair is \$2900.00 Lisa said that we could fix the roof and bid out the dry wall to save a couple of hundred dollars, but we would move more quickly to have all the work done by one contractor.

MOTION: Kelley Piel made the motion to repair the roof and the drywall at 20 Fountainview at a cost of \$4100. Bill Anderson seconded it. All were in favor. The motion was approved.

WATER BILL: Kelley Piel said Cam Vu had volunteered to make a comprehensive analysis of the water charges and usage. It shows that everyone in all three condos is being overcharged possibly as much as \$10,000.00. (total for everyone) The payment is based on an estimate, and there is a responsibility to credit everyone. Cam created a spreadsheet which lists each building and its monthly charge. What is not known is the storm water, pool, irrigation, and pump houses charges and if they are included as part of the HOA fee. At this time, the overage has been put aside and not become part of the general money. When the budget is done for the year 2024, a re-estimation will be made. The

information will be posted on the website. Kelley also has created a financial committee that is comprised of herself, Cam, and Jim Millan. They will meet monthly.

**TREES:**

Linda Malm said at the last meeting there was a discussion about three dead trees. There is now a proposal on how to dispose of them with the delivery of three new cherry trees. While the dead trees should be removed, new trees should not be planted till the fall. There was a question about whether new trees are needed. Bill Anderson suggested that we should just remove the trees for now and decide in the fall if we want new one. Bill said that the roof inspector said today that they only reason we have clean gutters is that we don't have trees that are higher than the roof line. A consideration in planting trees is how high will they grow.

**MOTION:** Linda Malm made the motion that we approve the proposal from Premier Landscaping Services, Inc. to remove the three dead trees, grind out and remove the stumps and root masses, and remove all job debris for \$600.00. Bill Anderson seconded it. All approved. The motion passed.

**COUNCIL OPEN FORUM**

**BILL SCHEPER (BLDG. 1000):**

- 1) There is a tree outside unit 106 in Bldg. 2000 that is growing wild. Bill said if it gets larger, squirrels will be able to jump onto people's patios. Bill Anderson said this particular tree is adjacent to an HVAC unit and needs to be removed. It will be added to the work order for Premier Landscaping.
- 2) The doors in Bldg. 1000 seemed to have been painted with a flat finish instead of a semi-gloss and a different color. (Carrie said this was a slight change.) Bill suggested that we get the paint number and the brand so owners can match their doors accordingly.
- 3) Suggested building standards a few years back without any interest from Council. There has been new paint, and there will be new lights in Bldg. 3000. The brand should be noted for consistency in the other buildings.
- 4) Questioned how thick the plexiglass would be and what kind of finished edge it would have; he suggested beveled or channeled. Bill Anderson said it would be about 1/8 inch thick.
- 5) Praised UPS for their delivery of packages to all the floors; they are the "Gold Standard", Bill said.
- 6) Is in favor of re keying locks and questioned if defective locks will be replaced. Bill Anderson said that all the locks either have been fixed or replaced. There is only one on the second floor of Bldg. 1000 that needs fixing.

**PATTY MCNELIS (Bldg. 3000):** Patty said residents need to be told to keep their pool key. Also wanted to know if all the door locks will be changed or will that be up to individual unit owners. She was worried that keys may have been reproduced. Carrie did not believe ServPro had any keys made and what they had were all tagged. Carrie said if home owners feel more secure then they should have their locks changed after moving back in.

Mel Harris has volunteered to write a proposal for a system in which we have a key for every unit. Carrie said that the building key for 3000 has been rekeyed and she is the only person who has it. As people return to their units, they will be given a new building key. But people must keep the key they have now to open the pool and the other two condo buildings.

NANCY BALOGH (V): Said now is a good time to take the trees down, and that fall is the best time to plant them. But the sprinkler system has been turned off in September. So the Landscaping Committee had volunteers water the trees with a couple of gallons of water as new plantings need lots of water to thrive. Nancy gave the go ahead when watering was needed. Carrie asked Nancy to remind her of this plan in the fall, so it can be repeated. Nancy added later that the sprinkler system has not been coming on in the spring when it should. Carrie said that that 3000 event superseded all other issues. But it is now on the calendar to come on in the spring.

ANNE DRUSES (BLDG. 1000): Said that the water pressure washing was not done well as there is still bird excrement on the stairs. Carrie said these stairwells have never been cleaned in 17 years and the washing can only do so much. But they will be returning on the 29<sup>th</sup> as the ground floors were missed but there will not be any scrubbing. The long term plan is to do a power washing every two years. We need a maintenance program. Someone suggested a maintenance program to deal with the geese waste; but Lisa said this is a costly monthly program.

#### CONCLUSION OF COUNCIL BUSINESS

The motion was made to adjourn and seconded. The meeting concluded at 8:28 pm.

Respectfully submitted,

Paula Kelly  
Secretary