

# Village of Fountainview Zoom Council Meeting

June 10, 2020.

Attending: Pat Hagan, Dennis Duckett, Mel Wenneman, Karen Baker, Bill Scheper, Patty McNelis and Nancy Balogh.

## Treasurer's Report:

Actual Monthly Income 120k	Budget Monthly Income 124k
Actual Yearly Income 252k	Budget Yearly Income 256k
Actual Monthly Expenses 44k	Budget Monthly Expenses 22k
Actual Yearly Expensed 128k	Budget Yearly Expenses 128k
Add to Reserve 6.5k	Reserve Balance 353k

Motion to accept Karen Baker, seconded Nancy Balogh.

Old Business: Pool Report, Patty McNelis is writing up rules for the 2020 summer season due to Covid-19. Residents can sign waivers everyday from 10 a.m. to 11 a.m. and 6 pm. To 7 p.m. in the courtyard.

Update on Audit and Reserve Study: Will be completed by the end of the month.

Payment of Dues, Assessments, or Other Obligations:

Reason for Policy. Timely payment of dues and assessments is a contractual obligation of each unit owner under the

condominium documents. In anticipation of that revenue, the Association incurs contractual and statutory obligations identified in the approved annual budget.

All unit owners benefit from the items paid for through the budget. Unit owners who fail to pay payments when due impose unfair burdens on fellow unit owners who do make timely payments. Later payments and partial payments by some unit owners is an unfair way to receive the benefits without sharing the burdens.

Under the following policy, late paying unit owners will incur additional costs and be required to fully reimburse the Association for any collection costs incurred.

1. All payments by Unit Owners for Common Expenses (dues) or assessments of any kind must be made within 10 days of the due date displayed on the billing statement.
2. Any obligation of a Unit Owner not satisfied in full after sixty (60) days following the first due date is subject to being deemed "Delinquent" by the Council and subject to the following sanctions:
  - a. An Administrative Charge in the sum of \$100.00 per month will be added to the Unit Owner's account after the account is deemed Delinquent. The charge will be applied each month until the account is reduced to no amount past due.
  - b. In the event that the Unit Owner's account is turned over to an attorney for purposes of establishing a lien



on the unit for any delinquent amount, any costs incurred by the Association which are not fully reimbursed by the amount of the lien and associated costs established and awarded by court order, shall be added to the Unit Owner's account, and made an obligation of the Unit Owner so that the Association is fully reimbursed for any costs, fees or other expenses incurred by the Association in the use of such procedure.

3. At any time that a Unit Owner account is in arrears in the sum equal to twice the amount of the current quarterly dues, or more, the Council, by majority vote may also impose any one or all of the following sanctions: suspension of voting rights; suspension of pool privileges; suspension of parking privileges; and, display of the Unit Owner's name and unit and amount of arrearage on the bulletin boards and in the newsletter of the Association until the arrearage is entirely removed. The Council reserves the right to report any perpetually delinquent unit owner to the recognized nationwide credit reporting agencies such as Experian, Equifax, and Trans Union.

Dennis Duckett made a motion to accept and Bill Scheper seconded. Voice vote was unanimous.

New Business: Owner Meetings: Motion: June 10, 2020.

Article II, Sec. 2.1.1 of the Amended and Restated Code of Regulations captioned "Annual Meeting," and in particular the

second sentence of such section is hereby amended by deletion of the words "Fourth Tuesday in September" and by insertions of the words "Second Wednesday in December" in place thereof.

Moved by: Karen Baker, Seconded by: Patty McNelis.

Motion unanimously passed by voice vote.

Duct Cleaning: The proposal of Your Duct Guy of Bensalem, PA to clean out birds nests and other waste materials from 180 bathroom vent ducts located in Building 1000, 2000 and 3000, and to install 180 new hooded bird proof vent duct covers for a total contract price of \$9,558.72 all in accordance with the specifications for performance as outlined in meetings, emails and in person and telephone conversations between Fountainview Association representatives and representatives of Your Duct Guy, is hereby accepted: and, Associa, as the property manager for Village of Fountainview Condominium Association, is hereby directed to immediately issue a check payable to the order of Your Duct Guy in the sum of \$3,346. As required 35% deposit set forth in the said proposal.

Moved by Bill Scheper, seconded by Karen Baker. Motion unanimously passed by voice vote.

John Ford Evans will speak to contractor to include the townhouses and villas.

Proposed Committees to be formed:

Concrete: Bill Scheper will head this group. Members: Yuval

Painting Hallways: Karen Baker

Rental Units: Dennis Duckett and John Ford Evans.

Smart Meters: Dennis Duckett, Bill Scheper, Pat Hagan, John Ford Evans and Yuval.

Condos have not paid water bill for five months.

We have experienced problems in billing residents properly for water usage in 2020. As a result, you will receive a bill for March and April, followed by a bill for portions of the first quarter and May.

Power wash townhouse and villas. Pat Hagan looking into a product to spray on.

Motion to close Karen Baker, seconded Mel Wenneman.