

**VILLAGE OF FOUNTAINVIEW MONTHLY COUNCIL MEETING  
AT THE NEWARK SENIOR CENTER  
DECEMBER 13, 2023**

Vice President Deborah Ingram called the meeting to order at 6:42 pm.

**ROLL CALL**

**PRESENT:** Linda Malm, Kelley Piel, Deborah Ingram, Paula Kelly, Bill Anderson, Mary Ellen Fish (Zoom), Lisa Bolin (FSR).

**ABSENT:** Carrie Bolen

**AUDIENCE:** 26; Unable to connect to Zoom

**ANNOUNCEMENTS:**

Jerry Clifton (Bldg 1000) spoke with Chris Curtin, the representative from the Attorney General's Office in Delaware for Joint Communities (HOA, condo associations), those associations that are incorporated under state law. There may be potential changes in state law next year (it has not been distributed to the legislature). The biggest change is that condo associations must hire an actuary who will look at the property and what is included – such as elevators, pools, etc – to determine what each association's minimum reserve will be. It will go to the legislators in the House of Representatives (and the County also) to review it, suggest changes, and put it into a draft bill format.

**VACANT COUNCIL SEAT:** A resident has expressed interest in filling the vacant Council seat. Council will pursue that in January.

**BUDGET ELECTION RESULTS**

Deborah announced publicly and for the record the following results:

The total ballots were 132 with 44 being sent by email/mail. There were 71 “no” votes and 61 “yes” votes. There were 85 no shows.

While the “no” votes outnumbered the “yes” votes, Lisa Bolin said another way to think about this is that 108 “no” votes were required to reject the proposed budget. The budget is not a percentage vote so each unit has one vote. The option was to maintain the same budget from last year if this one did not pass. Deborah said that if this is done, the Council may be forced to do an assessment to meet our financial obligations. VOF has bills to pay on a timely basis. The budget of 2023 will not sustain us. Kathleen Phillips (Bldg. 1000) said it will not sustain us only if Council does not go back to the drawing board. Deborah asked what other alternatives are there other than the plan that Council has painstakingly come up with to change or alter the amount that individuals will pay. Everyone must carry this heavy load due to the insurance premium. Deborah said she is at a loss of how to minimize the payment. If we go back to the drawing board, the numbers that we owe remain the same.

Residents complained about the Budget voting procedure. Pat McNelis (Bldg. 3000) read an email from Secretary Paula Kelly to Sandy Pick that stated that proxies would not be distributed and residents

would be responsible to mail in or hand deliver their votes. Some complained that there were no ballots in their packets.

Audrey Mann (TH) questioned how this was legal as her packet said nothing about a proxy in it, and only heard via word of mouth that she could email it in. Lisa said that technically we don't have to offer a proxy. Yuval (White Chapel) complained that it was made harder for the residents and demanded to see the ballots, but was told no as it is illegal according to our guidelines.

#### FALCON REPORT

This is the latest observation report (received 12/12/23) from the Falcon Group regarding the stone and vinyl replacement project. National contractors have finished setting up scaffolding and temporary protections at the North and West Elevation of Building 3000.

Existing stone veneer and vinyl siding removal has been completed at the North and West Elevations of Building 3000.

Upon removal of the existing cladding, it was observed that the building contains significant damage to the existing sheathing and structural members of the building. All damaged framing members are being removed and replaced in kind. This work is being performed under the "Existing Building Code" (EBC), incorporated into the IBC as a repair.

- Wood components behind the stone veneer were observed to be significantly more damaged than behind the vinyl siding. The inside and outside corners appear to show the most damage.
- Damaged OSB sheathing is being removed and replaced with new CDX plywood.
- Falcon anticipates that similar conditions exist behind the cladding on the majority of Building 3000 including the areas outside the scope of work.

The foundation of the Northeast side of the 3000 building is above grade and does not require the Foundation Waterproofing Detail while the Northwest and West side of 3000 Building contains a foundation that is below grade and the Foundation Waterproofing Detail will need to be incorporated. The board shall decide whether they want to continue the Foundation Waterproofing Detail along the northeast side of the Building 3000 for aesthetic purposes.

#### EXISTING DRYER VENT COVERS/EXHAUST FANS

While on site, it was noted that the existing dryer vent covers were trapping lint. Some dryer vents were observed to be installed with a built-in power fan that essentially traps lint as it has no way to escape. The existing dryer vent covers do not contain a removable lint trap which could cause a potential fire hazard. Falcon has reached out to the manufacturer (Fantech) of the covers and learned that these covers are not approved to use with dryer vents. The exhaust duct lines for the dryer vents also appear to be more than 35 feet in length which fails to comply with IRC 2018 code and (they give the code number) that should be no more than 35 feet in length not including fittings. Where fittings are used, the maximum length shall be reduced.

The manufacturer of the existing powered vent booster fan with a removable lint trap option that supports ducts runs up to 125 linear feet. This is just a power fan, not an exterior vent cover meaning we would still need an exterior dryer vent cover to install this product and bring the dryer vent exhausts into conformance with the current code for new construction. If the Association would like, Falcon can get pricing from National for this change.

Lisa said the engineer reported that the fans were found to be full of lint although they were cleaned two years ago. If this had been done correctly, then the build up would not be that bad. The engineer's recommendation is to take this report and review it quickly before the City of Newark gets it and cites us for a fire hazard violation. Falcon is obligated to report their findings as they can be sued for not doing their due diligence. Lisa asked about the costs. The fans alone for every unit is \$400 plus the cost of installation and the hiring of an electrician. Carrie Bolen made the comment to Lisa that perhaps we should have all the buildings looked at.

Kathleen Phillips said several vents were cleaned today in Bldg. 1000. The vendor said the fans were a mess, and the vents were a disaster.

Lisa said that at another property she worked at, they utilized Ordinance and Law (this covers the cost to rebuild a destroyed home including costs to upgrade it so it meets the most up-to-date building codes after a loss). She called our insurance carrier and questioned if we could do this for the Village of Fountainview. He said we could do it for Bldg. 3000 because something happened to the building, and it has to be brought up to standard. Lisa said there is a good chance that we can get 3000 covered. Now Lisa must go back to the engineer, ask them to look at 2000 and 1000, and submit estimates on each building. The one for 3000 will be submitted to our insurance carrier. Then we know what we need to look at for 1000 and 2000 assuming they are the same type of vents.

Kathleen added that the vent cleaner said those fans were the ones installed originally with the building and many of them had never been removed.

There ensued a discussion about the continued damage that has been unearthed in the buildings as the work continues. Yuval said he wants to meet with the engineer. Lisa said he charges for meetings and that would have to be approved by Council. The appropriate vents were not code till 2015. A resident asked if this would stall moving back to 3000; it did not seem so. Kathleen Phillips said this was a good example of why a maintenance committee of professionals was needed.

The Falcon Report will be posted online. Questions will need to be sent to Lisa, or VOF will be charged for each contact.

Yuval again stated he wants to meet with the engineer; Kathleen Phillips said he should not do this alone but with a Council member.

#### **FORWARDING MAIL**

Lisa said residents who have forwarding addresses need to renew them as there has been a lot of returned mail. The forwarding addresses are only good for six months, then they must be renewed.

#### **SERVPRO REPORT**

Deborah read the latest update as of 12/12.

Temp heat has been installed to the building.

The electrical inspections for individual units on the fourth and first floor have been completed - "City Required". Electrical work will be taking place in the corridors.

The insulation contractor will be working on firestopping.

The plumbing contractor is prepping for City inspections in units that needed all new plumbing.

The exterior work continues.

Patty Hagan (BLDG 3000) asked if Council could get ServPro to tell residents the cost of their unit upgrades. Pat McNelis asked ServPro and was told this would be coming up in a couple of weeks. Lisa said she would reach out to them.

Bill Scheper (Bldg. 1000) wanted to know how many ServPro workers are present each day as there are only a few trucks. He also would like a time line for each phase of the work. Lisa will ask about each of Bill's questions.

Yuval asked if the temporary heat is being plugged into individual units or is ServPro paying for the electric. There was a complaint that someone's heat pump was running over the weekend. Bill Anderson replied that ServPro brought in a big blower unit that is running off a huge fuel truck so it is not using any utility service.

#### TRASH IN HALLWAYS

Bill said that this issue applies to everyone. Someone had brought perishable food into Bldg. 1000 and left it in the hallways. If you know who did this please reach out to them and tell them to stop. This was done prior to Thanksgiving and cannot happen anymore. We are not a food pantry, and we already have a rodent problem. Residents also are putting furniture out by the dumpsters before pick up day and not wrapping it in plastic according to the Rules and Regulations which is listed as number 8 on page 9. Furniture should be kept in your unit until pick up day, wrapped, and then placed in the dumpster. VOF recently paid \$50 extra dollars to have three pieces of furniture removed.

#### LIGHT BULBS

This is another project Bill Anderson will be doing for 3000 and the THs instead of hiring an electrician. He has replaced 90 percent of the light bulbs in the carriage lights on Bldgs. 1000 and 2000. Bill bought the light bulbs, was reimbursed, and has donated his time to do this for everyone. He will be doing 3000 next. Bill also asked if someone in the TH/V could make a list of burnt out bulbs in those homes, send it to him, and he will take care of it.

Another issue is that there is someone in 1000 who walks their dog, puts the dog waste in a plastic bag and leaves it outside the front doors. If anyone knows who they are, please tell them to stop.

Sprinkler heads: There are sprinkle heads in the vestibules of 1000 and 2000. Someone is turning the heat off in the northeast vestibule of 1000. Please leave the heat on; it is baseboard heat. It is there so the sprinkler heads do not freeze. The pendent sprinkler head and the drop-down pipe supplying the sprinkler head will freeze because it is part of the wet pipe system. Once a wet pipe system thaws due to warmer temperatures it will create a major water leak. Please do not touch the baseboard heating controls.

Bill put up a Bulletin board in 2000 for the social committee.

Bill wanted to thank Bob Angelone (Bldg. 1000) who donated a 12 ft. step ladder that will be used by the soon-to-be volunteer committee that will replace light bulbs as they burn out. This is another step that VOF can take to control costs. Otherwise we will be hiring an electrician at \$100/hr plus supplies to change the light bulbs.

Dryer vents: If you have your dryer vent cleaned, it is the flexed pipe that runs up from the dryer to the

ceiling that you should be the most concerned about. By law, it should be changed once a year. It accumulates a lot of lint because it is corrugated. If you had your vent pipe cleaned yesterday but did not have the flex pipe changed, you should do so. Bill does his once a year. Pat McNelis asked for the name of someone who does that to be put on the website. Yuval suggested that the community do this again collectively and perhaps get a better price. Bill agreed and said Council has discussed the idea. Kathleen said Prism Enterprises LLC did the work today; if we did it as a community we could save at least \$50/unit. When Kathleen put up a notice for Bldg. 1000, and people signed up, they each got \$24 off the price. It is Mark Tomblin, Prism Enterprises LLC, 302-569-4002.

TREASURER'S REPORT: Read by Kelley Piel for October 2023.

MOTION: Linda Malm made the motion to approve the Treasurer's Report as read by Kelly Piel. Paula Kelly seconded it. All approved. The motion passed. The report will be posted online and on the bulletin boards.

#### NEW BUSINESS

MICE INFESTATION IN BLDG. 3000: Delmar Pest Control has been contracted to deal with the mice infestation in Bldg 3000. It was an emergency needing immediate attention. The initial service fee was \$399. The monthly fee is \$199.99 .

Audrey Mann questioned if the building was closed up enough to keep the mice out and was reassured it was. Lisa said Delmar reported that because the building is vacant at night and cold, it presents an obstacle. They are pro active in setting and emptying the traps. Traps are set in every unit, every closet, and every hallway. Bill has been in the building a few times and has not seen any mice or mice waste but has seen the traps. He wants to make sure they are doing the job properly.

Bill Scheper questioned if the workers are eating in the building and if so are they disposing of their trash properly or just throwing it on the floor. Bill Anderson said there was not any garbage in the building.

MOTION: Mary Ellen Fish made the motion to approve the Delmar initial invoice of \$399 and the monthly charge of \$199.99 for the mice infestation in Building 3000. Kelly Piel seconded it. All approved. The motion passed.

SOCIAL COMMITTEE: Linda Malm invited everyone to a Tea and Dessert Social on Jan. 20th at the Newark Senior Center from 2-4 pm. Besides refreshments, there will be ice breaker games.

#### OPEN DISCUSSION

INSURANCE PAYMENT: Someone said at the last meeting, there was discussion about paying for the insurance by borrowing from the Reserves. She questioned if that had been done and are we continuing with that approach. Cam said it was paid in full. Lisa said that we are getting \$3200 back from them.

BUILDING CODES: Pat McNelis asked if the building codes for 1000 and 2000 had been changed. Bill Anderson is working on the electronic entry system.

ADJOURNMENT:

MOTION: Kelley Piel made the motion to adjourn the meeting. Paula Kelly seconded it. All approved. The meeting adjourned at 7:53 pm.

Respectfully submitted

Paula F Kelly  
Secretary