

VILLAGE OF FOUNTAINVIEW CONDOMINIUM ASSOCIATION  
MONTHLY COUNCIL MEETING AT THE NEWARK SENIOR  
CENTER AND ZOOM  
OCTOBER 9, 2024

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

ROLL CALL: Mary Ellen Fish, Linda Malm, Carrie Bolen, Kathleen Phillips, Paula Kelly, Bill Anderson, Lisa Bolin (FSR); Audience: 31, Zoom: 7

ANNOUNCEMENTS

MISSING OR DAMAGED ITEMS FROM BLDG. 3000: Mary Ellen Fish spoke to Logan (ServPro) today about missing or damaged items that belong to the residents of 3000. She said he will represent the residents to get as much fixed as possible. Mary Ellen also received a call about the same issue from Andrew Olson who is with Philadelphia ServPro. She is going to work with both men to get this resolved asap. Any issues regarding these specific complaints or photos of damaged items should be sent in an email to Mary Ellen (mef1961@verizon.net) who will compile a spreadsheet to send to ServPro. She has been reassured that they are going to correct this problem. But it will take time to get the list together. Carrie asked if residents were finding items that belonged to other people, and she replied no.

One resident said she sent five photos of her broken TV (encased in cardboard) that ServPro would not take any responsibility for as another company moved her back. ServPro said she could not prove that they damaged it.

Carrie went with Logan when the units were being packed, and it seemed full proof. He assured Carrie that nothing would leave a unit that was not boxed, numbered, and labeled. Logan does not understated how this happened. He took some pictures, but he has to go back. Carrie has asked everyone to be patient while Mary Ellen works on this. Lisa also reminded everyone to put all concerns in writing which should still be sent to Mary Ellen.

TREASURER'S REPORT: Cam Vu read the Treasurer's Report as of August 2024. Lisa said FSR is waiting for another check from Traveler's as they are reviewing the adjustments that ServPro made.

MOTION: Mary Ellen Fish made the motion to accept the Treasurer's Report. Kathleen Phillips seconded it. All approved. The motion passed.

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

OLD BUSINESS

VALVE ASSESSMENT PROJECT: Kathleen said today was the first day for the valve replacements on the fourth floor of Bldg. 1000. While two days were allocated for water shut down for the floor, it was completed in one day. Kathleen said they hope to have the same success with the other floors, but two days still will be allocated for each floor. The third floor in Bldg. 1000 will be next week. The schedule is out for Bldg. 2000, and they are working on the 3000 schedule.

PIPE REPLACEMENT UPDATES: Carrie said Council has met with the sprinkler engineer and he has a plan which is being presented to the City. It will be about 12 to 16 months for all three buildings to be completed.

#### BUILDING 3000 DRYER DUCT UPDATES

Kathleen said ServPro will be cleaning the vents that were not done previously and test all the fans. We are waiting to hear from ServPro before Prism is called back. It is not known when they will be returning.

#### NEW BUSINESS

**CENSUS AND CALL BOXES:** Carrie said Lisa will be sending out a census for everyone to complete. The call boxes will be updated once the census is completed. The contract to update the call boxes will cost \$780. Lisa said the census will ask for current contact information such as your phone number, email address, date of birth (since we are an over 55 community and 80 percent of the population must be over that age), and emergency contacts. Once it is completed, it can be scanned and emailed, dropped off, or US mailed to the office.

**MOTION:** Kathleen Phillips made the motion to approve the security instrument quote for \$780 for the access panels. Mary Ellen Fish seconded it. All approved. The motion passed.

#### COUNCIL OPEN FORUM

Diane Butler (Bldg. 1000) questioned whether the hot water valves still needed to be replaced.

Kathleen said that in many of the units the old valves would not shut off. Now the new valves will shut the water off in the entire unit.

Yuval (White Chapel) asked how the old hot water heaters are being drained. Kathleen will ask the plumber tomorrow. He thinks there should be sticker on each heater on how to drain the tank with a hose to the outside or to the tub.

Kathy Kelly (Bldg. 1000) said that residents are driving too fast throughout the complex and not obeying the speed limit. Recently there was almost an accident at the stop sign.

Pat Wolfe (Bldg. 1000) said that when Lisa was talking about census, she mentioned that we need 80 percent of the population to be over 55, but that the City requires 100 percent.

**SOCIAL COMMITTEE:** Linda Malm said the coffee clatch and Happy Hour continue. Mark your calendar for the following events:

Oct 12<sup>th</sup> and 19<sup>th</sup> white elephant bingo in the courtyard, weather permitting. Gently used items would be appreciated as prizes.

Oct. 20<sup>th</sup> Hockessin Sunday breakfast buffet/ \$13.

Nov. 5<sup>th</sup> Election Day: If you need a ride to go vote, there are phone numbers posted, and we will try to arrange a ride.

Dec. 7<sup>th</sup> A Welcome Back Tea will be held at the Newark Senior Center at 2 pm. Please sign up as we want to have an adequate amount of food but not a surplus of leftovers.

**NEED VOLUNTEERS FOR COUNCIL AND COMMITTEE POSITIONS.** Kathleen again asked if residents consider volunteering for these open positions for next year or encouraging a neighbor to step forward. There are two open positions.

MOTION TO ADJOURN: Kathleen Phillips made the motion to adjourn. Mary Ellen Fish seconded it. All approved. The meeting adjourned at 7:03 pm.

Respectfully submitted,

Paula F Kelly  
Secretary