

VILLAGE OF FOUNTAINVIEW COMMUNITY MEETING
AT THE NEWARK SENIOR CENTER AND VIA ZOOM
MARCH 8, 2023

President Carrie Bolen called the meeting to order at 6:39 pm.

Mary Ellen Fish initiated the roll call. Present: Linda Malm, Kelley Piel, Carrie Bolen, Bill Anderson, Mary Ellen Fish, and Paula Kelly. Absent: Deborah Ingram. Also present Lisa Bolin from FSR.
Audience: 7 Zoom: 11

ANNOUNCEMENTS

FLOOR AND PAINT SCHEDULE

Mary Ellen Fish said the second floor in Bldg. 3000 is completed with new flooring. The second coat of paint and the trim will be finished this Friday. In Bldg. 2000 on the fourth floor, all the carpeting has been ripped up, and the new flooring is being installed. That may be finished this week with the painting starting the following week. That two-week sequence will be followed until the project is completed in the beginning of April. Mary Ellen posts notes on all the exterior and elevator doors of every floor so residents know what is expected of them. The one thing that is expected of them and a serious responsibility is to have the storage units unlocked when the floors are being installed. That is so the thresholds can be changed. Otherwise council members have to knock on residents' doors to have them unlock the storage doors; an unfair task to be asked of them. Only residents have the key to unlock their storage units, and this must be done by 8 am. Residents do not need to remove the contents of the storage units. Also, if you have any complaints, please wait until the entire job in all the buildings has been completed. There will be an inspection by the flooring and painting people, and then all problems will be corrected. It may be the middle or end of April when everything is completed.

Bill Anderson reminded everyone that none of the doors should be propped open from the hinge side always the bottom and use a chock or heavy object. Otherwise the door will not close properly. Last month, VOF received a bill from Allied Lock for \$82.00 as a door was chocked open from the hinge side on the fourth floor of Bldg. 3000.

BLACK LAGOON: They are scheduled to trim around the pond on March 15 depending on the wetness of the ground.

FLOOR CLEANING: The first floors in Bldgs. 1000 and 3000 had a deep clean. The plan is to replace those floors and paint those hallways in January 2024. The feedback says the floors look good.

FIRE EXTINGUISHERS: Bill Anderson reported that we have had the wrong fire extinguishers in the buildings because they were given the incorrect hazard rating. VOF should have had a light hazard rating, and that was a mistake by the City of Newark. Bill did the research and put together a long document (which was shared with Council) pointing out the errors and sent it to the Newark Fire Prevention Specialist who responded the next day and agreed with Bill's findings. Previously, VOF had

10 lb. Extinguishers; these will be replaced with 5 lb. ones this year. Also, the number of extinguishers will be reduced from 52 to 48, and that includes one each in the pump and pool houses. Once a year by fire code mandate, the extinguishers are inspected, and every six years they are serviced. Bill now is obtaining estimates from three vendors for the extinguishers.

TREASURER'S REPORT: Kelley Piel read the Treasurer's Report. Mary Ellen Fish made the motion to accept the Treasurer's Report. Linda Malm seconded it. All were in favor. The report was accepted. The report will be posted on the website and on the bulletin boards of each building.

NEW BUSINESS

APPROVAL OF PROWORKS RECEIPT

Bill Anderson met a couple of times with ProWorks about the Bldg. 3000 utility hole in which the work was never completed. The work involves connecting the existing pipe on the outside of the building and digging a hole approximately 45 ft. long to run it to the catch basin where the water will be carried away from the building. They will seal around the pipe, and the hole back filled. This same solution was applied to Bldg. 1000. The cost will be \$4853.00. ProWorks will be returning tomorrow morning to complete the work.

MOTION: Bill moved that VOF accept the proposal P4544A by ProWorks to fill in the existing utility hole on the north-west side of Bldg. 3000 at the cost of \$4853.00. Kelley Piel seconded it. All were in favor. The motion passed.

REPAIR AND PAINTING OF STAIRWAYS: Bill Anderson reported that each building has fire escape stairs at each end. There is a major problem with two of the stairways. Bill has searched different avenues to find the manufacturers of these stairs so the proper repairs are made. The stairways are a composition of concrete and steel. The stairs are manufactured by pouring the concrete into a steel pan. What has happened is that rain water gets underneath the concrete tray, and without any sun, sits in the steel pan and rust results as there are no holes in the pan. The contractor will disassemble the corroded stairs by unbolting the risers and treads, then new stair assemblies can be installed in place of the corroded one, but only by a qualified contractor. So Bill is seeking out the manufacturer who may be able to make suggestions on the repair. And while repairs have been made in the past, the origin of the rust was not dealt with. Prior to the meeting tonight, the Council went and looked at the problem stairways. Bill is looking to find the most economical and long-lasting solution. Once the stairways have been dealt with, then the other stairway work can be addressed.

In a related issue with the stairways, Bill said that VOF is considered a four-story condominium building - not a high-rise. During a fire-alarm, the elevators are not operational, and residents must leave via the outside stairway. But residents cannot stop at just being outside, but they must go down the steps and then away from the building to the sidewalk or courtyard no matter the weather. Do not cross the street as other rescue apparatus may be arriving. But the stairways also are where the fire hoses run so the stairwells must be kept clear. It is the job of each resident to get out of the building. If someone has mobility issues, Bill suggested asking a neighbor to help you get outside the building. Carrie questioned if the painting of these stairways still would happen. Bill said that the painting would still occur once the rust issue is resolved. Carrie also questioned if the stairway power washing would be affected by this, and Bill said no. He will keep everyone informed. If he cannot find the manufacturer then he hopes to find someone intimately familiar with the stairways.

APPROVAL TO FIX THREE SPRINKLER CLOSETS: Bill Anderson went through each of the closets

with the vendor. Three heaters one in each closet will be installed at \$680.25 each for a total of \$2,040.75. In Bldg. 2000, the closet door will be replaced. The other two doors are good. All the framework in each closet will be replaced as well as the threshold and weather stripping. A closet ceiling also will need replacement. Finally the doors will be painted.

MOTION: Kelley Piel made the motion to install 4 ft. heaters in each of the three sprinkler closets for a total of \$2,040.75. Mary Ellen Fish seconded it. All approved. The motion passed.

MOTION: Bill Anderson made the motion that Allied Lock & Safe Company make the remainder of the repairs to the sprinkler closets which includes fixing one closet ceiling, fixing the door, and adding the weather stripping and thresholds to bring the closets up to code for a price of \$4,561.50. Mary Ellen Fish seconded it. All approved. The motion passed.

MISSING NUMBER PLATES ON DOORS AND STORAGE UNITS: VOF is need of 17 ADA signs – some just needing numbers and other needing the word “Storage” or “Exit”. The three vendors proposals: Pacesetter Sign & Graphics: \$616.00; Signarama: \$555.00; and Signs By Tomorrow: \$478.50.

MOTION: Linda Malm made the motion that VOF purchase the 17 signs that are needed by Signs By Tomorrow for \$478.50.

DISCUSSION: Kelley Piel questioned what was the difference between the products and their costs. Linda said she sent each vendor an email with pictures of what was wanted and those were the prices quoted. One company offered to do a site visit to be certain that the colors matched what was here. Linda spoke in person to the staff at Signs By Tomorrow and looked at their book and thought the colors closely matched. While there is a slight difference in color and size, Linda recommended going with them. Ten units need the two-by-four inch numbers with Braille. Each building requires an exit sign. Four four-by-eight storage signs also are needed.

Kelley Piel seconded the motion. All approved. The motion passed.

COUNCIL OPEN FORUM

RECYCLING: Linda Malm said VOF has received a letter from the City about the ongoing problem with contaminated recycling, and it is more than people not knowing what should and should not be recycled. Since the weekend, Linda has found a fabric drawstring bag, vacuum debris, a cooking pan and pot, gardening trays with dirt, paper plates with syrup, used paper towels, styrofoam trays, and a jar of rubber cement in the recycling bin. There also was trash from someone who lives on St. James St. Linda proposes that the community stop recycling as we are in danger of being fined. Carrie has been dealing with this for more than a year. Mary Davis has put up signs and frequently when Linda goes to the bins, there is something there that doesn't belong in the bin. Carrie said the Browns also check the recycling bin and will pull out plastic bags. If the bag contains an identifying piece of mail, they email Carrie and she in turn texts someone who puts a note on the offender's door. This has continued every day for 15 months and VOF is about to be fined; stopping recycling is under consideration. TH would continue recycling as they have their own containers.

FIRE ALARM PANEL: Bill Anderson said if you hear a beeping sound, please don't assume it's from the fire alarm panel. The fire alarm panel is monitored by the alarm company. Make the extra effort to investigate the chirping. It may be a smoke detector inside a condo. Knock on the door or put your ear to do the door; it may be a low battery warning. The unit smoke detectors are powered by electricity, but have a battery backup should we have a power failure – always maintaining the function ability of the detector. Some residents have assumed it's the main fire alarm and have called the 1-800-number. Recently, a resident called Wayman to investigate a fire door. We get charged for these erroneous calls.

If unsure, place a work request with FSR. Our goal is to eradicate unnecessary service calls.

GEESE PROBLEM: Kelley Piel called Geese Management who will be coming out Thursday to evaluate the situation as the community is overpopulated with geese. Carrie's biggest concern is that when they lay eggs, the geese can become very aggressive and have knocked people down. Kelley said they will charge no less than \$200 - \$250 per week.

OPEN TO FLOOR AND ZOOM

BILL SCHEPER (Bldg. 1000) reiterated the issues of the sprinkler closets, the need to exit when the fire alarms go off and recycling.

Several other residents brought up issues of recycling from outsiders, personal info that can be stored in a container and placed in the refrigerator for first responders, VOF entrance security codes, wellness checks, VOF age requirements, bird issues, and the need for longer downspouts.

ADJOURNMENT:

Linda Malm made a motion to adjourn the meeting. Kelley Piel seconded it. All approved. The motion passed.

The meeting adjourned at 7:41 pm.

Respectfully submitted,

Paula F Kelly
Secretary