

VILLAGE OF FOUNTAINVIEW CONDOMINIUM ASSOCIATION MONTHLY COUNCIL
VIA ZOOM ONLY (Due to NSC Weather Closure)
FEBRUARY 12, 2025

President Kathleen Phillips called the meeting to order at 6:31 pm.

ROLL CALL

COUNCIL MEMBERS PRESENT: Linda Malm, Bill Scheper, Rebecca Hartman, Kathleen Phillips, Mary Ellen Fish, Robin Huss

COMMUNITY MEMBERS PRESENT: 37

A motion to approve the previous meeting minutes was made by Linda Malm and seconded by Bill Scheper. All in favor.

TREASURERS REPORT

Kathleen Phillips read the Treasurer's Report. Motion to accept the Treasurer's Report by Rebecca Hartman, seconded by Bill Scheper. All in favor.

OLD BUSINESS

- Building 2000's front door was repaired by Allied Safe and Lock.
- An abandoned car with expired Pennsylvania plates was found in front of building 2000. A towing company will be hired to remove it at no cost to Fountainview.
- Bill Scheper led an inspection of building 3000 with Servpro identifying incomplete work.
- The council has agreed to drop the lawsuit against White Chapel. Rebecca Hartman makes a motion to terminate the lawsuit and seconded by Linda Malm. All in favor.

DRY PIPE REPLACEMENT PROJECT

- Kathleen Phillips discusses the dry pipe replacement project, including the pre-active heat detection system. Two quotes were received for the project, with Oliver offering the best price, saving nearly \$100,000.
- The initial project amount is set at \$512,455, with a special assessment of \$300 per month over nine months to be paid by condominium owners. A motion to approve the Phase One – Dry Pipe Replacement Project was made by Mary Ellen Fish and seconded by Robin Huss. All in favor.
- Phase One will involve working in the attic from 8am to 4pm on weekdays, with completion expected by the end of April. A motion to approve DEDC to go to bid for Phase Two of the Pipe Replacement Project is made by Bill Scheper and seconded by Rebecca Hartman. All in favor.

NEW BUSINESS

- Becky Hartman presents a proposal from Tull Construction for roofing repairs on 7 and 5 Fountain View Drive, totaling \$2,714.04. A motion to approve the proposal is made by Linda Malm and seconded by Bill Scheper. All in favor.

BYLAWS COMMITTEE

- Mary Ellen Fish discusses the need for updates to the bylaws and invites interested residents to join the committee.

COMMUNICATIONS COMMITTEE

- Establishing condominium contact information for emergency purposes, emphasizing the importance of having access to units.

PLANNING/MAINTENANCE COMMITTEE

- The maintenance committee is focusing on inventory and procedure manuals for building 1000 and 2000.

SOCIAL COMMITTEE

- The social committee invites everyone to bingo at the Newark Senior Center on February 22, 11:30 to 1:30. Bring your own snacks and drinks.

AOB (Any Other Business)

- Kathleen Phillips reminds attendees to be careful during winter weather and to follow trash handling rules.
- Lane raises concerns about dirty lights and call boxes in the buildings, which are noted for future action.
- 2/12/2025 Council Meeting Minutes and Power Point presentation can be found at VOF website.

ADJOURNMENT:

A motion to adjourn the meeting at 7:20 pm by Mary Ellen Fish and seconded by Robin Huss. All in favor.

Rebecca Hartman