

**VILLAGE OF FOUNTAINVIEW COMMUNITY MEETING AT THE  
NEWARK SENIOR CENTER AND VIA ZOOM  
JANUARY 18, 2023**

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

Linda Malm initiated the roll call.

Present: Bill Anderson, Carrie Bolen, Deborah Ingram, Kelley Piel, Paula Kelly, Linda Malm, and Mary Ellen Fish. Lisa Bolin of FSR also was present.

Zoom participants: 17

Audience: 38

**ANNOUNCEMENTS**

February 1<sup>st</sup>, Gemini will begin cleaning the inside hallway lights and stairway lights. February 7<sup>th</sup>, they are scheduled to do the heavy cleaning of the first floors of Bldgs. 1000 and 3000. We hope this is a one-time cleaning, and in 2024 those floors will be replaced to match the rest of the building.

**UPGRADE OF THE PARKING LOT LIGHTS:** Pro Works has completed this work as well as securing the light poles. In the future, we hope to add lighting to each parking lot and the TH/V.

**POND CLEAN UP:** Black Lagoon will be cleaning up the pond, but has yet to be scheduled .

**RECYCLING BINS:** The VOF will be obtaining two large recycling bins for the west end of Bldg. 2000 and one for the north end of Bldg. 1000. One of the smaller bins from Bldg. 1000 will be moved to the east end of Bldg. 2000. We then will have two small recycling bins between Bldgs. 1000 and 3000.

**SYMPATHY:** Council would like to express their condolences to the family of Bill Cross, Bldg. 2000, unit 207, on his passing on December 13, 2022. He is survived by his wife, Sandy, of 59 years, and four children, 11 grandchildren, and five great-grandchildren. Bill and Sandy moved here to Fountainview in 2021 from Landenberg, Pa. They frequented the pool with several of their grandchildren. Bill was retired from DuPont/Chestnut Run where he was employed for more than 35 years.

**FOOD DELIVERIES:** Carrie has received several calls and has seen food delivery orders such as Grub Hub left in stairwells and vestibules – some without the unit number or name on them. When placing these orders, please give detailed instructions and always include a phone number.

**THANKS TO OUTGOING COUNCIL MEMBERS**

The entire VOF and the Council would like to take this moment to say a heartfelt thank you to the departing members of Council – Mel Wenneman, Karen Baker, and John Evans - as their term limits have come to an end.

Mel not only served as a Council member, but she also served on the Social Committee planning the enjoyable events that have promoted community fellowship. Along with serving on Council, Karen was an active member of the landscaping committee ensuring that the plant life and grounds remained healthy and

beautiful. Both Mel and Karen worked on the Hallways Design Committee. They worked with Council and vendors to select the paint and floor combinations that gave each floor a very nice face lift.

John accepted the invitation to join Council to fulfill the Treasurer opening that occurred mid-term. We would like to give John a big thank you for assuming the role. He helped Council prioritize projects such as the TH gutter guards, the Villas shutter painting, repainting the condominium parking spots, and overseeing the budget. John also proposed high yielding interest rate banking accounts that will provide VOF with thousands of dollars in interest annually in the future.

**VOF COUNCIL ELECTIONS:** The following members have been elected as Council officers:

Carrie Bolin – President

Deborah Ingram – Vice President

Kelley Piel – Treasurer

Paula Kelly – Secretary

Bill Anderson, Mary Ellen Fish, and Linda Malm are Members At Large.

#### **TREASURER'S REPORT**

Lisa Bolin, property manager, gave the treasurer's report as a new treasurer was just elected tonight.

**MOTION FOR TREASURER'S REPORT:** Linda Malm made the motion to accept the Treasurer's Report as read by Lisa. Mary Ellen Fish seconded it. All approved. The Treasurer's report was accepted. Copies will be posted on the website and the bulletin boards.

#### **NEW BUSINESS**

Mary Ellen Fish met with Floor Concepts early in the week. Several issues have arisen. First is that rust is developing on the exterior stairwells of all three buildings. They need to be scraped down and repainted otherwise the integrity of the stairwell will be compromised if this continues.

Second, on the first floor of Bldg. 2000 the molding which is original has never been painted. That job has been added to the contract. The vendor needs a 50 percent down payment to obtain all the materials to do all the contracted work. The vendor is charging VOF the same price as they did in 2022.

**MOTION PER MARY ELLEN FISH:** I move to approve the following contract for Floor Concepts and CertaPro Painters for the amount of \$23,218.00 for painting and retiling for the second floor of Bldg. 3000. Bill Anderson seconded it. All approved. The motion passed.

**MOTION PER MARY ELLEN FISH:** I move to approve the following contract for Floor Concepts and CertaPro Painters for the amount of \$23,218.00 for the painting and retiling for the second floor of Bldg. 2000. Kelley Piel seconded it. All approved. The motion passed.

**MOTION PER MARY ELLEN FISH:** I move to approve the following contract for Floor Concepts and CertaPro Painters for the amount of \$23,218.00 for the painting and retiling for the third floor of Bldg. 2000. Kelley Piel seconded it. All approved. The motion passed.

**MOTION PER MARY ELLEN FISH:** I move to approve the following contract for Floor concepts and CertaPro Painters for the amount of \$23,218.00 for the painting and retiling for the fourth floor of Bldg. 2000. Bill Anderson seconded it. All approved. The motion passed.

Bill added that when the painting is done, someone needs to make sure that bags are put on every smoke detector on the floors otherwise the fire department will respond when the alarms go off from the dust. Then you must wait until everything is done with the dust before removing the bags. Bill also added when they did the other work, trash was left by the workers and thresholds were not tightened. Someone needs to

follow up on this and make certain the job is finished and cleaned up before any payment is issued. Another issue for Floor Concepts when they return is that the floor in elevator #1 (Bldg 1000) is loose (but not sticking up) and needs to be secured with some glue.

Mary Ellen thinks that the work will be starting soon and will begin by finishing the work in Bldg. 3000.

#### PAYMENT FOR TOUCH UP PAINTING

Carrie said in Bldg. 2000, a handyman spackled three floors, but had done a poor job. FSR agreed to have someone return and redo the spackling, but the first floor needed to be repainted. VOF paid for the repainting for the amount of \$1,157.00

MOTION PER CARRIE BOLIN: I move that we approve the contract to Don't Move Improve for \$1,157.00. Mary Ellen Fish seconded it.

DISCUSSION: Kelley Piel questioned if VOF had paid the handyman for the shoddy work. Carrie said that VOF never paid for the spackling. Only the first floor was repainted as all the other floors were going to be painted as noted in the previous motions.

All were in favor. The motion passed.

HANDICAP PARKING: Linda Malm said that handicap licenses or plaques are to be obtained from the Department of Motor Vehicle and a form must be filled out and signed by a licensed physician unless the applicant is age 85 or older. This designation is issued to individuals and not cars, so if the individual needing the tag is not in the car, that vehicle cannot be parked in a handicap spot. VOF seems to have more individuals with these tags than there are handicap spots. So it is suggested that for the people that have them, to please consider evaluating your needs, and if you can safely walk the extra distance leave that spot for someone who really needs it. This information will be posted on the website.

WATER BILLING: Deborah Ingram said there is a situation with the water bill that started this past quarter when VOF had three property managers in three months. During that time, water bills did not get printed and sent out. As a result, there was much confusion. While it was never voted upon, it was decided that the HOA fee and the water bill should be issued quarterly. Because of this confusion, all late fees for November and December have been waived. Council now must decide what type of water billing for the community is needed. With the three-month water bill coming with the HOA fee, the first two months for the water bill are not late if one is paying monthly. But as the HOA fee is late after 60 days then the last month's water bill is as well. The options would be a 12-month billing cycle versus a quarterly cycle with the cost component listed below.

#### 12-MONTH BILLING CYCLE

STAMPS:	$\$.63 \times 192 \text{ units} = \$120.96/\text{month} \times 12 \text{ months} = \$1,451.12/\text{year}$
STATEMENTS:	$\$1.65 \times 192 \text{ units} = \$316.80/\text{month} \times 12 \text{ months} = \$3,801.60/\text{year}$
(AS CHARGED BY FSR)	
TOTAL MONTHLY BILLING SYSTEM:	\$5,253.12/year

#### QUARTERLY BILLING CYCLE

STAMPS:	$\$.63 \times 192 \text{ units} = \$120.96/\text{month} \times 4 = \$483.84/\text{year}$
STATEMENTS:	$\$1.65 \times 192 \text{ units} = \$316.80/\text{month} \times 4 = \$1,267.20/\text{year}$
TOTAL QUARTERLY BILLING SYSTEM:	\$1,751.04/YEAR

DIFFERENCE: \$5,253.12 - \$1,751.04 = \$3,502.08

A discussion ensued over ways in which this could be implemented. Variations might include a 90-day late fee for water instead of 60 but still get just one statement. Lisa will ask if FSR can accommodate that. It also was suggested that residents pay ahead, but Carrie said people don't want that. Another suggestion was to include two statements - one for the HOA and one for the water in the same envelope. Lisa said the first decision to make is does VOF want to pay the extra cost for monthly statements. Then it can be decided on a 90-day late fee versus a 60-day late fee for the water, but Lisa is unsure if that can be done. The issue will be tabled until an answer is received from FSR.

**RESOLUTION PER CARRIE BOLIN:** The balance on June 30 and December 31 each year of all late payment charges or any other administrative costs collected by the property manager shall be paid to the Association for deposit into the Contingency Fund. Mary Ellen Fish seconded it. All were in favor. The Resolution is approved.

**RESOLUTION PER CARRIE BOLIN:** Unless altered hereafter by resolution, the full amount of the budgeted monthly contributions by the Association to the Repair and Replacement Reserves shall be deposited directly into the Association's account at the Wilmington Savings Fund Society (WSFS). Deborah Ingram seconded it. All were in favor. The Resolution is approved.

**BARKING DOG:** Bill said that in Bldg. 1000, unit 205, there is a dog that barks all day when the owner leaves. Bill questioned what can be done about it as several residents have complained to him. Lisa said that typically a notice of violations is sent to the resident, and the resident has so many days to respond. If the resident does not respond, Lisa will approach the Council and recommend a cash fine to the unit because they have not adhered to the documents. Bill added that everyone lives under a common roof, and it is common courtesy to minimize your noise level.

**FIRE SPRINKLER CLOSETS:** Bill Anderson will be meeting with the contractor about improvements to these closets which sit on the exterior of the buildings. New heaters will be installed to insulate the closets. New doors and molding where appropriate will also be installed.

**FIRE EXTINGUISHERS:** Bill Anderson said he went through all three condo buildings, and all 52 fire extinguishers are due for a 6-year servicing. That means that the extinguishers are taken apart and all parts are serviced. Sometimes organizations opt to buy new extinguishers as it is more cost efficient. After the testing agency completes their inspection and makes recommendations, Council will decide the course of action. Three contractors will be needed to come in and submit their proposals. Bill wants to meet with them as he has the expertise in this area.

**MISSING UNIT PLAQUE NUMBERS:** Carrie asked Linda Malm for an update about these. Linda has been on Covid quarantine, but expects to have the information within the week. Bldgs. 2000 and 3000 are missing numbers. Bldg. 1000 does not have any missing numbers, Bill Anderson said.

**OPEN DISCUSSION FOR ZOOM PARTICIPANTS.**

**RESIDENT FROM BLDG 3000 :** Suggested a payment book for the water bill for the entire year.

**WALTER WEBSTER:** Has pictures of mess left behind by painters if needed. As to the water bill, everyone

knows what they owe and when it is due. So if you cannot pay it all at once, budget.

OPEN TO FLOOR

BOB ANGELONE (Bldg. 1000): Had questions about his account and will need to email Lisa.

FRED COHEN (Bldg 1000): Had concerns about the late fee.

DENNIS DUCKETT (Bldg 2000): Questioned why the water bills were late.

The meeting was adjourned at 7:50 pm.

Respectfully submitted,

Paula F Kelly  
Secretary