

VILLAGE OF FOUNTAINVIEW COMMUNITY MEETING
APRIL 13, 2022

President Carrie Bolen convened the meeting at 6:45 pm.

Roll call was initiated by Assistant Secretary Paula Kelly: Bill Anderson: here, Karen Baker: here, Carrie Bolen: here, Mary Davis: here, John Evans: here, Deborah Ingram: absent, Paula Kelly: here, Mel Wenneeman: here, and Samantha Summers (FSR)

ANNOUNCEMENTS: President Bolen announced that the Executive Council will have a closed session after this meeting regarding a litigation issue.

RESIDENTS CONTACTING CONTRACTORS: Carrie Bolen said there has been some issues with our contractors being contacted directly by residents of the community. She stresses that no resident should be reaching out to any contractor and that these communications are made directly by FSR or myself. If I am not available, another council member can step in. It's jeopardizing our relationships with contractors.

REPORTING A SERVICE CALL: Samantha Summers will email the following information to everyone. Residents can submit a work order for any common elements that are in need of repair or are not working properly. Examples of common elements include roofs, gutters, elevators, shared hallways, the pool, sidewalks, dumpsters, and the lawn or any plants on Fountainview property. Examples of items that are not common elements include a residents' appliances or pipes that service their unit and most other items inside the unit. If in doubt, a work order can be submitted, and FSR will evaluate the best course of action.

There are two ways to submit a work order which can be done any time. First, visit <https://VillageofFountainview.connectresident.com> and enter a work order where residents can upload their own photos. Second, call 800-870-0010 and ask to enter a work order with a representative. Do not leave requests via email or voice mail as this will result in a delay or lack of service.

Any owner can submit a work order.

If there is an emergency or serious water issue, again any resident may submit a work order.

WEBSITE: The meeting minutes and the Treasurer's Report will be posted on the website and the bulletin boards within 10 days of the meeting. There also is a Owner's Directory, but it does not contain phone numbers or emails as the Council is not permitted to include that information without an owner's permission. If an owner wants that information included, send an email through the website.

PREMIER LANDSCAPING: Mulch has been applied, and they are dealing with the dandelions. A mass email will be sent when certain treatments that are dangerous to pets will be applied. The first treatment will be Thursday; the first cut will be before Easter.

UNIT DECKS AND PATIOS: The unit decks and patios are not to be used as extra storage space. All these areas will be inspected in April, and violations will have to be corrected.

CONDOLENCES: Joan O'Brien of building 3000, recently lost her husband, Larry, on February 22.

The O'Briens had been married for 60 years. Our deepest sympathies go out to Joan.

POWERS DOORS FOR CONDOS: Mary Davis has researched VOF getting power doors in an effort to make better accommodations for those with mobility issues. Mike Gallo of Stanley Technology submitted an estimate of \$2700 for one door plus another \$1000 to run the electrical that includes a pad with numbers on it. The door can stay open for at least five seconds, but can be set to stay open longer. If one door is to be placed in each of the three buildings at once, VOF would receive a 40% discount.

TREASURER'S REPORT: The monthly expenditures that ended on February 28 will be posted on the website and the bulletin board.

John Evans said VOF needs to be more mindful of the money we are spending and need to address problems as they arise. VOF needs to raise funds not only for the reserves, but for items that are not in the budget such as legal expenses, gutters, new floor covering, painting, and things that require fixing. At some point, he said, a special assessment will be needed sooner rather than later to financially cover these items.

Karen Baker moved that the Treasurer's Report be accepted. Mary Davis seconded it. All approved; the motion carried.

The money from Vanguard has been moved to WSFS temporarily. Later in the meeting, John will be discussing his proposal as how to invest it. A fully funded reserve should be about \$3 million.

COMMITTEES:

POOL: Bill Anderson said the committee met and discussed three items: hours of operation, adult swim, and the pool opening date. The committee agreed that the hours of operation should be from about 6 am to 9 pm, and that the adult swim still should continue. As to the pool opening, Bill has not been able to reach Neptune Pool yet to ask what the cost difference would be by opening a week and closing a week earlier - May 22 – September 8.

It was noted that a new vacuum hose is needed, but since Neptune brings their own, this will be unnecessary. The company already has power washed the chairs and decks.

A sign also will be posted about prohibiting alcohol use at the pool. This will protect VOF insurance-wise in case of an accident involving alcohol.

Carrie Bolen added that John Helm who lives in Building 2000, is a water aerobics instructor. He has volunteered to teach a class from 10 – 11 am on Tuesday and Thursday. Please contact John at fountainviewwateraerobics@gmail.com if you are interested.

BULLETIN BOARD: Kudos to Linda Malm for doing a great job. It was suggested that announcements go up one week prior to an event and taken down one day after the event.

DESIGN: No report

BUDGET APPROVAL: No report

PARKING: Paula Kelly reported on the Parking Committee which is comprised of Steve Borowski and herself. Some ideas were presented to make parking less of a hardship and more equitable for those with mobility and breathing issues.

- The lower level parking for the west side of the 2000/3000 parking areas and the north side of the 1000/3000 parking areas will be for residents only.
- The first four spaces on the second level near the cross-over between the first and second parking levels at the end of the 3000 building will be for residents only. These are the four spaces from the cross-over to the right when one walks up to the cross-over.

- Residents without mobility or health issues are asked to be considerate and need to park on one of the upper levels.
- Residents must inform their visitors that they cannot park on the lower lever.
- Residents who go away for an extended period of time (at least one week) must park their vehicles on the second and third levels while they are away. Fines will be imposed for violators.
- Commercial trucks must park on the third level of Building 3000.
- All vehicles parked in handicap spaces must have the proper credentials – either a handicap tag or plaque. Those vehicles illegally parked in those sports will either be fined or towed.
- Only one vehicle per condo unit may park on one of the lower levels. One parking decal per condo unit will be issued to identify residents' vehicles.
- Further discussion will be required to determine if offenders will be fine or towed and how that will be implemented.

SOCIAL: Mel Wennenman said a Bingo night has been planned for Saturday April 23, 2022 in the corridor of Building 1000. The doors will open at 6:30 pm; the games will start at 7 pm. Bring a chair, dauber, and money. \$5 for 5 game cards but 6 games (last card will be used twice). 50/50 tickets will be \$1 for one ticket or \$5 for six tickets. \$1 will buy either a water, a cookie, or snack combo; dauber also will cost \$1.

Info will be posted on the website. Also needed are volunteers for the social committee.

WELCOME: Mary Davis said that the information that goes into the packets need some updating.

INSURANCE; Linda Power is on the agenda later to report on this.

TRASH AND RECYCLING: Mary Davis reported that the committee surveyed all the dumpsters. The one behind Building 2000 has old decals while the dumpster behind Building 3000 does not have any. The committee has gotten a stencil with the recycling image that also shows that no plastic bags or boxes that have not been broken down should not be put in the dumpsters. The committee will put up easily readable signs about the contents as better visibility is needed. VOF has been getting complaints from the City about what is being put into the recycling dumpsters. Fines will be levied against VOF if infractions continue.

FACILITIES AND MAINTENACE: Bill Anderson picked up all the ice buckets. He added that VOF residents need to get into the habit of not putting personal items into the utility closets as it is a fire hazard. Anderson said that if a volunteer from each floor could keep one or two planks or paint cans in their own personal storage closets that would help with the clutter. He also asked that individuals who are putting their own personal items in the building utility closets to please remove them.

Karen Baker said she and Bill Scheper have cleaned out the closets as best as they could. Kevin the handyman also puts things in the closets as he has no other place to store them. Carrie questioned if it is necessary to keep all the paint cans; Karen said it was needed at times as some colors are custom made. John Evans added that too many people have access to the rooms, and that the locks should be rekeyed.

ELECTION COMMITTEE: Has not met.

PENDING BUSINESS:

CENSUS: There have been some delays in getting the census out, Samantha Summers said, but it will

be out at the end of month. Residents will need to show ID to verify their age. The census is a HUD requirement that must be done every two years. The census will be sent out via email and US mail; it can be returned either way.

NEW BUSINESS:

DRONE: Two months ago, John Evans was given an estimate of \$600 to survey the roof and gutters with a drone. That will cover one-half to three-quarter miles of gutters and will help determine what needs to be done and save money. Samantha Summers also received an estimate from a competing company that wanted to find roof problems and then bid on the roof repair. John Evans recommends using the former service.

MOTION MADE BY JOHN EVANS: That the proposal of Joseph Devlin and Aerial Services of Williamstown, New Jersey, for an aerial drone survey of the roofs and gutters of Building 1000, 2000, and 3000 for the contract price of \$600 is hereby accepted in accordance with the terms and provisions dated 04/09/2022; further, the said service shall be rendered at the earliest possible time, conditions allowing; and, until further notice the Fountainview contacts for Mr. Devlin and Aerial Services shall be John Evans and Bill Anderson. Bill Anderson seconded the motion. All were in favor; motion passed unanimously.

POSSIBLE FINES FOR RECYCLING VIOLATIONS: John Evans said as VOF may be facing fines from the City for improper recycling, we need to police ourselves. Volunteers will be needed to tear the trash bags apart to find identification of offenders. Fines should be applied – maybe \$100 for a first time violation; \$500 for a second offense.

FUNDS COLLECTED AT TIME OF RESALE: When a unit sells, the collected funds for moving in are placed into a separate fund not the general fund. On the seller's disclosure, that information will be marked for FSR to view.

MOTION MADE BY CARRIE BOLEN: That any move in funds collected at the time of settlement by FSR for VOF should be placed in a separate fund. John Evans seconded the motion. All were in favor; motion passed.

INSURANCE: Linda Power expressed concerns about the reserve funds; this concern is not about a lack of trust in Council members integrity, but a concern with the actual funds. Linda questioned if the money is transferred to Merrill of the Bank of America whether all 9 CD's will be adequately insured as funds in excess of \$250,000 are not FDIC insured. John Evans explained that the CD ladder would be spread out over 10 separate banks and that all the CD's would be insured.

Also previously only two individuals – the President and Vice President – could sign any necessary documents. Now John Evans will and can sign if instructed by Council.

INVESTING RESERVE FUNDS: John Evans has conferred with Merrill of the Bank of America and Jim Millan (resident) where to get a better return on the reserve funds. John would like to invest the money with Merrill of the Bank of America in a CD ladder. Every quarter, \$100,000 will be invested in a CD until the entire million dollars is fully invested. This allows the money to be protected and allows VOF access to it which was not an option previously. This cycle of maturity and reinvestment could yield as much as \$8,000 to \$12,000 per year.

MOTION: That no less than \$1,000,000 and no greater than \$1,100,000 of the currently available Repair and Replacement Reserve funds of the association shall be invested in the proposal "Fixed Income Portfolio Ladder" as prepared by executives and employees of Merrill, a Bank of America Company, and to be administered hereafter by employees of Merrill in accordance with the aforementioned proposal dated April 5, 2022, and in accordance with the Certificate of Deposit

(Expected Availability) rates through Friday April 8, 2022, or successive projections if such rates are available an anticipated; and, further, the Treasurer is hereby authorized and directed to formerly open a "Working Capital Management Account" at Merrill in the name of the association and to execute such authorizations, approvals, or other documents as may be required to effectuate the account opening and the commencement of the investments in the Fixed Income Portfolio Ladder, and further, to take such actions as may be required to commence the investment ladder; and, the Treasurer shall establish as soon as practicable other officers as signatories or as approved representatives on the said accounts, and shall recommend to the Council the appropriate arrangement to provide for succession of future officers and or members of the Council or on the aforementioned account.

Mel Wenneman seconded the motion.

VOTE: Anderson: Yes; Baker: Yes; Bolen: Yes; Davis: Yes; Evans: Yes; Ingram: Yes by proxy; Kelly: Yes; Wenneman: Yes. The vote was unanimous; the motion passed.

COUNCIL OPEN FORUM:

Karen Baker reported that if VOF continues to hire Kevin, the handyman till the end of the year, it will cost about \$18,000. However, VOF will run out of work for him by the end of May. The final job will involve replacing and painting the Villas' shutters unless Bill Scheper has more work for him. Karen added that VOF can cancel Kevin's services at any time, but FSR cannot guarantee that we can rehire him. Although we may go back to hiring him a half-day once a week. This issue requires further discussion.

COMMUNITIY OPEN DISCUSSION

LINDA CLIFTON: Linda questioned how long it takes for work to be carried out once a request has been submitted. Samantha Summers said that depends on the task as it will be sent to Kevin or a specific trade person. She added that residents can request an update via the website or phone call. Residents also should get an update when a task is completed. There were complaints about hydraulic fluid leaking from one of the doors, and that a light is burned out. Bill Anderson asked if there were extra light bulbs; they are in the utility closet, Karen said. Bill will see if can fix the light.

JUDY STAZ: Judy said that non-Fountainview residents are putting their trash into our recycling dumpsters. Also, her new car was recently dinged with a shopping cart in the parking lot. Carrie said that the parking lines will be repainted soon, and that hopefully that will help with some of the car issues.

JERRY CLIFTON: Jerry does not recommend any resident confronting an outsider who may be trespassing on or vandalizing VOF property, but does suggest getting a license number and car description if possible. Also in regards to towing, he recommends checking the city law. Residential areas can get plaques to ID for city and maybe VOF can do the same.

MEL HARRIS: Mel questioned if the door codes have been changed in Building 2000. Carrie said that has not been done yet as it is very expensive.

JAMES MILLAN: Said he did not receive an invoice last month. Samantha Summers said she could not determine why some people did not receive their invoices. They all were sent out; none were returned undelivered.

DENNIS DUCKETT: Dennis said that if there is to be a possible special assessment to build up the reserve fund, he suggests that a meeting be scheduled for everyone to discuss it.

JEANNETTE ADAMS: Jeanette wanted clarification on the staggered CD's and how they were insured. John reassured her that the Bank of America was managing the issue.

PAT WOLFE: The birds are nesting again in the vents. John suggested using Liquid Nail to keep the vent covers secure. While the situation is better than it has been, he said, it is time to address it again.

MOTION MADE BY JOHN EVANS: I move that we authorize Samantha Summers to get several quotes to remedy the vent situation. Bill Anderson seconded it. All were in favor; the motion passed.

Nancy Balogh: Nancy gave kudos to the landscapers for some work, but the weeping birch should have been trimmed by an arborist. She does not know how to fix what has been done; it will take 8- 10 years for the tree to look as it should. Recommends that issue be addressed with Premier.

Dennis Duckett: Recommended a quick solution for the birds is to get a screen mesh, cut it the right size to cover the vent as this can be done from most of the decks. It will stop the birds.

ADJOURNMENT: Karen Baker made a motion to adjourn the meeting. John Evans seconded it. The motion was unanimously approved. The meeting adjourned at 8:17 pm.

Respectfully submitted,

Paula F Kelly
Acting Secretary