

VILLAGE OF FOUNTAINVIEW COUNCIL MEETING AT THE
NEWARK SENIOR CENTER AND VIA ZOOM
APRIL 12, 2023

President Carrie Bolen called the meeting to order at 6:35 pm.

Mary Ellen Fish initiated the roll call. Present: Lisa Bolin (FSR), Kelley Piel, Carrie Bolen, Deborah Ingram, Mary Ellen Fish, Paula Kelly, and Bill Anderson. Absent: Linda Malm.

ANNOUNCEMENTS:

Lisa Bolin said that she received the first water bill for Bldg. 3000 from the City of Newark today. The bill goes through March 22 - one week after the break. She asked the City what kind of bill adjustment could be made for the residents of Bldg 3000. To make an adjustment, the City goes back two years and looks at the two highest bills. While the range of the VOF bill is usually from 22,000 – 24,000 gallons, the reading was 16,000 gallons. Lisa had expected the reading to be higher because of the break, but because the water had been shut off for one week, it was lower. That lower reading eliminated VOF from getting an adjustment. Lisa then questioned what is to be expected after March 23 since no one is living in the building. She was told there was high water usage shown as of April 1. Lisa asked ServPro where the water use was coming from since no one is living in the building. Logan Brown (ServPro) said they needed water to do their job and gave a list of how the water is used. Lisa went to the insurance adjuster and questioned how can residents be charged for water when they are not living there. That was at 2:30 today, and Lisa still is waiting for a response. When she has an answer, Lisa will report back to the community.

A resident asked if anyone had heard about smart meters. No one has heard anything.

REEVALUATION OF HOME OWNERS' POLICIES

Deborah Ingram said with this event, all owners should be reevaluating their home owners policy and refreshing their knowledge as some unit owners have found themselves under insured. People should check every two years to see what their policy covers. There are three areas that are important to have as coverage. First is property coverage and that covers your personal belongings. Second is personal liability coverage which covers an injury like a fall on one's property. The third is loss of use coverage. This policy assists the home owner to stay at another location if one's home becomes uninhabitable and repairs are needed. The more money one pays for coverage, the better that coverage will be. While Deborah said that she has more than what was suggested, she advised everyone to evaluate their personal needs and discuss the situation with their insurance agent.

Bill Scheper (Bldg 1000): Wanted to know where one's personal policy end and the condo policy begins? Carrie said the Condo Association is responsible for the interior dry wall. Painting is the home owners responsibility. Carrie added that it is not very expensive to increase one's coverage.

UPDATE ON BLDG 3000

Logan Brown (ServPro) gave an update to Carrie. There are 62 individuals working 7 days /wk and working as hard as they can. The trailer is open 7 days/week. Blair is knowledgeable and also can answer questions as well.

FOURTH FLOOR: All demolition has been completed. The crete flooring (looks like concrete) has been removed. Work has been started in most of the affected units. The drying process has begun in the completed demolitoned units.

THIRD FLOOR: Hallway demolition has been completed. The crete removal is in process and due to be completed by tomorrow. Work has been done in most of the affected units. The drying process has been done in completed demolition areas.

SECOND FLOOR: Hallway demolition is in progress. Work has started in most of the affected units. Drying process has begun in the completed demolition areas.

FIRST FLOOR: Hallway demotion is in progress. The dry wall is not coming down completely – only three feet from the bottom will be removed. All the doors have been removed from the storage units and unit entries. Plastic zippered doors have been installed on all unit entrances. That means the doors and the frames are gone but plastic covers with zippers are taped to the studs. Drying equipment continues to be installed and rotated as needed. There remains two units on the third floor where residents have not moved out yet and that is slowing down the work. Logan is working hard to get those individuals moved out. This is the update as of this afternoon.

Reimbursement for the work is coming in bits and pieces. Travelers has hired another attorney to look at how other companies have handled the situation. There will be no meeting this Saturday about Bldg 3000. Logan's report will be posted on the website with pictures. Bill Anderson and Carrie spent two hours in the building on Tuesday and found the progress amazing. A complete investigation as to the cause of the leak is being done by Travelers; they have the pipe.

Residents also asked question about replacement coverage, pipe upgrading, and inspections and a kudos from John Wessells regarding the work that has been done.

TREASURER'S REPORT

Kelley Piel gave the Treasurer's Report.

MOTION: Mary Ellen Fish made the motion to approve the Treasurer's Report as read by Kelley Piel. Deborah Ingram seconded it. All were in favor. The report was approved.

QUESTIONS FROM RESIDENTS:

Fred Cohen (Bldg 1000) asked about the directory. Carrie said that if a resident want their phone number listed, they must give Council permission to do so otherwise it is not included.

MASTER KEYS: Keys are needed for every unit especially for fire inspections. Bill Anderson said that there will be a push to get a common key for all units.

Audrey Mann (TH) questioned if there is a budget that includes all expenditures especially any upcoming projects and monthly bills. Lisa Bolin said that can be considered.

Mel Harris (Bldg 2000) reported that some of the new flooring is coming up as it was not tacked down well. It was suggested that she send in a work order and that pictures would help.

Sharon Lund (Bldg 2000) said she has called FSR several times about a sprinkler that is moldy and

rusted in the building. She is concerned that the building is getting in disrepair, but also is frustrated about that lack of response from FSR. Lisa Bolin said she did not see any work order for that particular issue. Lisa will send Sharon her direct number for futures issues. She also asked Sharon to take a picture and send it to Carrie and Bill. Bill also suggested that when an individual calls into the 800 number that they get a work order number.

APPROVAL OF WAYMAN ESTIMATE FOR FIRE EXTINGUISHERS

MOTION: Bill Anderson made the motion to have Wayman remove the old fire extinguishers that require a fire code mandated six-year maintenance and replace them with serviced fire extinguishers. Deborah Ingram seconded it. All were in favor. The motion was approved.

APPROVAL OF WAYMAN CONTRACT FOR ANNUAL INSPECTIONS

MOTION: Bill Anderson made the motion to approve a one year contract for 2023 allowing Wayman to maintain and service the sprinkler system both wet/dry, dry standpipe system, and the fire pump at the Fountainview complex.

Deborah Ingram seconded it.

Discussion: Bill Scheper said the original contract included fire extinguishers but was then deleted. He asked if that could be put back into contract. Bill Anderson replied that was a good suggestion for the future.

OPEN TO COUNCIL: No concerns

ADJOURNMENT

Deborah Ingram made the motion to adjourn the meeting. Mary Ellen Fish seconded it. All were in favor. The meeting adjourned at 7:32 pm.

Respectfully submitted,

Paula F Kelly
Secretary