

VILLAGE OF FOUNTAINVIEW ANNUAL MEETING AND COUNCIL MEETING  
AT THE NEWARK SENIOR CENTER AND ON ZOOM  
DECEMBER 14, 2022

The Annual Meeting was called to order at 7:11 pm by President Carrie Bolen. A quorum was established at more than 60 percent; the voting commenced.

President Bolen began with an open floor discussion.

One resident questioned why there is not a five-day grace period to pay bills before the \$100 late fee is levied. That issue is on the agenda for later tonight.

Mel Harris (Bldg 2000) said that while residents can put lights on their balconies during the Christmas season, why can't the by-laws be changed to allow year-round decorations. Carrie said that was something that would have to be discussed.

The Annual meeting adjourned at 7:17 pm.

President Carrie Bolen called the Council Meeting to order at 7:17 pm.

Mary Ellen Fish initiated the roll call: Karen Baker, Mel Wenneman, Mary Ellen Fish, Carrie Bolen, Deborah Ingram, John Evans, Paula Kelly, and Bill Anderson were all present. Also present was Lisa Bolin, the new FSR community manager.

**TREASURER'S REPORT:** After reading the Treasurer's Report, John Evans said Roger Fons of FSR also belongs to the New Castle County Condo Association which is comprised of condo owners. The group is addressing concerns similar to the Florida building collapse and the lack of funds being contributed to reserves. Capital reserves can no longer be 50 percent at target, but must get to target. Next year, legislation will be introduced so reserves are fully funded. Currently there's no enforcement mechanism in the statute that says if it is not done, there will be fines.

**MOTION:** Karen Baker moved to accept the Treasurer's Report as presented by John Evans. Mary Ellen Fish seconded it. All approved. The motion passed.

#### ANNOUNCEMENTS

**2023 COUNCIL MEETINGS:** They will continue to be held the second Wednesday of the month. The schedule will be posted.

**PARKING LIGHT LANTERNS:** The new lanterns will be installed on Friday at 8:30 am on December 16<sup>th</sup>. It has been requested that three parking spaces around each pole be left open starting this Thursday night. The poles will be straightened later in the year.

**REPLACEMENT CONCRETE WORK:** There was a lot of replacement concrete work completed outside Buildings 1000 & 3000. That was done by Tricon at no charge because of damages done during the caulking of those buildings.

WEBSITE: The password will change January 1st. The new password will be coming out later this month.

SPECIAL ASSESSMENT: As of December 10<sup>th</sup>, only 15 residents have not paid the special assessment. Ninety-three percent have.

#### OPEN DISCUSSION BY AUDIENCE

Vincent Harris (Bldg 2000) said that packages are being left underneath the mail boxes by delivery companies; they should be put inside where the phone directories are. Companies will be made aware where the appropriate drop-off places are. Mel Harris added that Amazon must follow special delivery instructions, or they will be fired.

Bill Scheper (Bldg 1000) had several concerns.

- 1) Elevator #2 has a noise. Bill called the 800 number and was promised that the property manager would call but no one did.
- 2) The flooring in one of the elevators is peeling. He notified Council but did not receive a reply.
- 3) Several locks are getting old and need replacement.
- 4) There is a mold issue in Building 1000. The affected resident has requested documentation regarding the issue. John Evans said the report has been sent to the residents. FSR verified that the report had been sent but the residents have not received it. Council will follow up with FSR regarding the paperwork.

NEW PROPERTY MANAGE: That individual is Lisa Bolin. She can be reached at [LisaBolin@FSResidential.com](mailto:LisaBolin@FSResidential.com).

#### NEW BUSINESS:

REVIEW OF LATE BUSINESS CHARGES: John Evans said that FSR has become accustomed to handling charges on a monthly or quarterly basis, but that the special assessment required different treatment. Council had allowed 90 days for residents to pay. Numerous people paid the special assessment at last minute, but did not notice that the water bill was due as well. Previously a resolution had been made that residents had 30 days to pay the water bill before incurring a late fee. The City assesses VOF a late fee if the bill is paid after 30 days. VOF collects from the residents to give to the City. VOF does not want to be fined because people pay late. The TH/Vs pay their own water bills. People also have complained there are no invoices. If a resident wants a bill, then they need to contact FSR to receive a bill. Mel Harris complained that when Council decided no invoices, no one was told. Council needs to sit with FSR and decide whether to send invoices. Lisa Bolin said that there will be additional administrative charges if invoices are mailed. Also, if someone has an inappropriate charge, it will be waived. Linda Malm said that Click Pay doesn't tell you what month the bill is for. John said Council will look into it as it cannot be resolved tonight.

TRICON CAULKING WALL WORK: John Evans said Council preapproved the caulking of Buildings 1000 and 3000 before the meeting and having it done at the same time saved VOF paying for the lift truck a second time.

MOTION: Tricon Construction Management Inc. is authorized to install caulk seal above unit located at Building 3000-115 at the juncture of the stone facade and the siding for additional charges of labor of \$1,800.00 and materials of \$250.00 so as to take advantage of the boom lift rental cost of \$1,800.00 already charged for the same repair at Building 1000-116. The additional cost approved hereby shall by

agreement with Tricon not to be billed to Fountainview until after January 1, 2023.  
Paula Kelly seconded the motion. There was no discussion. All approved. The motion passed.

**ANNOUNCEMENT OF 2022 ELECTION:**

Linda Malm and Kelley Piel have been elected to Council.

**ADJOURNMENT:** John Evans made the motion to adjourn the meeting. Mary Ellen Fish seconded it.  
The meeting was adjourned at 8:05 PM.

Respectfully submitted,

Paula F Kelly  
Secretary