

**VILLAGE OF FOUNTINVIEW CONDOMINIUM MONTHLY COUNCIL MEETING
AT THE NEWARK SENIOR CENTER and VIA ZOOM
May 13, 2026**

DRAFT

Council President Kathleen Phillips called the meeting to order at 6:29PM.

ROLL CALL:

PRESENT: Sandy Pick, Kathleen Phillips, Patty McNelis, Linda Malm, Bill Scheper, Theresa Messina and Sarah Maddox, First Service Residential. ABSENT: Rebecca Hartman

Attendees: Audience: 18 / Zoom: 23

PREVIOUS MEETING MINUTES: A motion to approve the previous meeting minutes was made by Patty McNelis and seconded by Theresa Messina. All agreed.

FINANCIAL REPORT: Cam Vu presents the financial report as it is presented on the web site. The Board discussed financial issues being experienced with First Service Residential, highlighting a \$108,000 credit due to an insurance amortization error and a \$20,000 credit on a water bill among other issues. The board approved the March financial report, which shows a 46K loss due to FSR financial reporting issues that should be corrected within the next two financial reporting periods. Kathleen Phillips thanks Cam for her diligence in scrutinizing our financials each month and identifying financial issues from First Service.

A motion to approve the Financial Report was made by Patty McNelis and seconded by Sandy Pick. All agreed.

OLD BUSINESS AND UPDATES

PIPE PROJECT

- Demolition is almost complete, with some damage reported.
- 10% of the project cost is withheld at the end of the project, and this withholding will be used to repair the damages resulting from the pipe project. Residents are asked to report any issues.
- Kathleen Phillips thanks fourth-floor residents for their patience and cooperation while we start the identification, planning and scheduling of the repair work.

VENT CLEANING

- Vent cleaning is completed, with most bathroom vents now having screens to prevent bird nesting.

POWER WASHING

- Portions of the condo buildings and the villas and townhomes were power washed.

UD BIG DAY OF SERVICE

- UD Day of Service was a success, with various committees contributing to the community.
- Disabled parking space painting
- Cutback of shrubs behind villas
- Planted flowers across the property
- Discussion on the aggressive behavior of geese this year and the reasons behind it.
- Villa driveway sealing completed

VILLA DRIVEWAY SEALING

- All villa driveways were sealed.

CONDO STAIRCASES

- The rusted steps on 5 stairwells have been replaced at a total cost of \$19,503.50. Those repairs were completed by Yuval and his team (NLC Construction), and saved the community approximately \$50K this year and an additional future amount of approximately \$70K
- Power washing of the rust around those old stairs was completed.

NEW BUSINESS AND PROJECT UPDATES

APPROVALS

A motion to approve NLC Construction for \$15,500 to be spent on the courtyard drainage project was made by Bill Scheper and seconded by Patty McNelis. All agreed.

POOL OPENING AND RESIDENT INFORMATION FORM

- Pool will open on May 16th
- Pool key will cost \$5
- Resident information form includes 3 parts, as follows:
 - Resident Information Form
 - Pool Waiver
 - City of Newark Electric Account Authorization Form.
- Kathleen explained the need for the City Authorization Form for Electric in the condos to ensure that heat remains on during the colder months.
- Discussion on the importance of keeping the city informed about electric accounts in arrears and Kathleen assured the community that we cannot get to anyone's Social Security Number through their Electric account!

COMMITTEE UPDATES

- Sandy Pick reported that the Gardening Committee had a successful day with UD students, planting flowers, and weeding. Discussion on the need for volunteers to water plants and the challenges with the sprinkler system.
- Kathleen Phillips reported Parking Committee is working on adding more disabled parking spaces and issuing parking identifiers.
- Patty McNelis reported pool repairs included replacing missing tiles and she advised that she DONATED tools that are easy for residents to use if they want to skim the pool.
- Linda Malm reported on the Social Committee noting bingo is scheduled for May 17th, and Social Committee will be charging \$1 a card this year. Coffee Hour is every Tuesday morning, from 10am to noon. Saturday Happy Hours have started and we're looking to more pleasant and fun evenings in the future. Please remember to bring your drinks and whatever snacks you'd like to share.

AOB (ANY OTHER BUSINESS)

- Discussion on ongoing trash and recycling issues, especially around building 3000.
- Kathleen Phillips emphasized the importance of following the proper process for reporting issues.
- Steve Borowski, our “night watchman”, is praised for his vigilance and contributions to the community.

OWNERS OPEN FORUM

- Diane Butler asks when the trees will be cut down.
- Pat Wolf asked about the building 1000 siding issues and any plans to address that. Kathleen noted that as soon as we finish the repair work from the pipe project we will start addressing that.

CLOSING REMARKS AND ADJOURNMENT

- Kathleen Phillips mentioned that the Council will be reviewing projects and funding so that we can try not to have to “borrow” from the reserve fund to pay the insurance bill in October. Council would prefer to pay for the entire bill, or at least a portion of it from the operating funds instead of “borrowing” it from the reserve fund.
- M&P Committee will be planning the tree trimming and then hire professionals to remove trees.
- Reminder to sign up for the picnic and other social events.

A motion to adjourn the meeting at 7:36PM was made by Patty McNelis and seconded by Sandy Pick. All agreed.

The meeting is adjourned.

Respectfully submitted,

Sandy Pick
Council Secretary

Summary of Decisions Made at this Meeting

Approval of NLC Construction for \$15,500 was made.