



Monthly Meetings @ 6:30-7:30 pm every 2<sup>nd</sup> Tuesday of each month.

**Units Present**

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**Meeting Minutes from 2/10/2026**

Board Members present- Paul, Serge, Ray B, Ray M, Brittney, Marisa, Tia

**Happenings & Updates:**

**The common charge increase began on March 1<sup>st</sup>, 2025.** The increase was due to cost, symptoms of the property market, general inflation, insurance costs, etc., across the board.

**Opening @ 6:30 pm**

This meeting was mostly to discuss things going in within the community and mainly brainstorming amongst the board members and the one resident that regularly attends monthly meetings. Residents are strongly encouraged to attend monthly meetings.

- There is an overall dissatisfaction with the landscapers/snow removers. These last 2 storms, snow was not removed well, and we continue to seek an alternative. Our complex is so large that is very difficult to find someone to handle our large complex that is within budget.
- We brainstormed ways to save money and entertained the suggestion of possibly getting our own complex truck with a plow for us to plow the complex ourselves.
- Our property has been invaded by rats. They are going into buildings, destroying the inside of units by eating carpet, insulation, wood doors, damaging kitchen cabinets and their surroundings, making nests, and going into dumpsters. We can't stress this enough: Please tie/secure trash bags before throwing trash into dumpsters with loose food, etc. Rats are dragging food from the dumpsters out to Madison Avenue. **It is imperative that if you notice signs of rats in your unit/building, you speak up and notify the board. What affects one unit can affect everyone within the same building!**

**General Info:**

- To receive condo information/updates via text messages, your CELL PHONE number must be listed via your appfolio account, marked as MOBILE. [This is helpful during snowstorm preparation, building power outages, etc.](#)

**Reminders:**

- **WATER** is our **BIGGEST COST** here @ FVCA. PLEASE, if you have a leaky faucet or toilet... it **MUST** be repaired...or **WE ALL PAY THE PRICE!!!**
- Dryer Vent and Chimney cleanings and documentation to FVCA must be provided by November 1<sup>st</sup> YEARLY.
- Know where your water valve shut off in case of an emergency. If unsure, contact the board.
- Each unit **MUST** have **WORKING smoke detectors** and a fire extinguisher. You can join a waiting list with the city and the fire department and they will come out and install free smoke detectors for city of Bridgeport residents.
- **DO NOT FLUSH**-Nothing should EVER be flushed down toilets besides toilet paper. NO "FLUSHABLE WIPES", TAMPONS, RAGS, DIAPERS, PAPER TOWELS, COTTON BALLS, etc. Most of the plumbing infrastructure at FVCA is over 40 years old and the pipes simply can't handle it. These items cause blockage and **WILL** cause a sewage backup of your own feces. **This is CRITICAL to all our health and sanitation!**
- **PARKING**-Remains an ongoing problem here at FVCA. Each unit may use **2** parking spots per parking lot. Their **1** assigned number spot, and **1** guest spot. Any additional vehicles must be parked on the street. It is the responsibility of residents to inform their guests and visitors, or risk being towed. Any vehicle that has not moved from a guest spot or FVCA road for 10 days will be towed.
  - All vehicles must be registered and operable.
  - Commercial Vehicles/Box trucks are to be parked on the street, not In Parking lots.
- **Towed Vehicles**- Vehicles are towed by Midtown Autobody 203.384.1537. **The cost of a tow is upwards of \$350. They charge \$100 drop fee once hooked up to any vehicle on the property.**

- **Dumpsters**-FVCA dumpsters are for residents only. NO visitors should be disposing of large amounts of trash in the dumpsters. This will result in a fine of \$300. Blocking dumpsters with vehicles or will result in the vehicle getting towed. No exceptions!

Meeting adjourned at 7 pm.