

Meetings are now 6:30-7:30 pm every 2nd Tuesday of each month.

**Meeting Minutes from 6/21/2025-ANNUAL MEETING**

*Board Members present*- Paul, Serge, Ray B, Ray M, Brittney, Marisa, New resident Natisha “Tia” (35 A) is the only person who showed an interest in joining the board and submitted a resume; therefore, by default, she is now a member of the FVCA board. Welcome Tia!

**Happenings & Updates:**

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

**Opening @ 10 am**

**General Info:**

* Currently, 14 units are delinquent, depending on the date of payment of their common charges.
* 2 in Foreclosure/Collections
* **Serge/treasure’s point of view-**Our 3 biggest expenses are 1) Insurance 2) Water 3) Landscaping/snow removal, especially if they are out all night or if it is 40 degrees by noon. Easily $10.000 per storm.
* **Extra invoices from this past winter:** Salting. This year was one of the worst winters we have had.
* **Instead of funding the reserve, we are going to reserve the project.**
* **You Cannot block or park in the FIRE LANE by the pool on Leslie Rd.**
* **Big snow pile outside unit 58L…..it constantly freezes up and is a safety issue-> Sewage pile up.**
* **There was a wire short outside building 41 which is why the ground was dug up near unit A. There was also a car accident outside building 9 where a car crashed into a telephone pole the first week of June.**
* **Trying to work w/State Attorney to leverage to pave Leslie Road. Former FVCA board member John M. is trying to help with this.**

**Upcoming Projects**:

* Tree Trimmings should start in August. Proximity-dead trees will be cut down. 265 C-several dead trees, and the branches are getting worse. They hit and whack against the building and may cause damage to the actual building/roof, which is obviously concerning.
* Have them look @41 Building (Mary’s Building)
* Reminder for Paul and Ray, trees outside Albert’s unit by the pool.
* Deck stain and repairs. 9/10/40/58 buildings.
* 10 total hard rubber speed bumps have been ordered.
* Bids for carpentry to keep safe as the weather is nice and folks are venturing outside more and sitting on their porches. Deck stain is expected in the fall.
* Staircases-Edgemoor-$14,000 in staircase replacement. Which are an the emergency? What needs to be done asap? Is it fiscally responsible as an appraisal to band-aid stairs for $1,500?
* Parking lot paving-Brittany is active in getting bids. Leslie Rd/215 bldg. was patched yesterday, 6/20/25.
* Marisa hasn’t heard back from Ron with the City of Bridgeport regarding bulk pick-up dumpsters. Now that she is home for the summer, she will reach out again and try to speak to someone else in the office. (We have been lucky getting bulk dumpsters for Patrica, Leslie, and Edgemoor Roads for the last 2 summers)
* **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 1st 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 waitng 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 11:10 am.