

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

**Units Present**

|  |  |  |  |  |  |  |  |
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| **41 F** | **41 G** | **236 F** | **265 E** | **58D** |  |  |  |

**Meeting Minutes from 9/9/2025**

*Board Members present*- Serge, Ray B, Ray M, Brittney, Marisa.

**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 @ 6:30 pm**

**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.
* **BULK PICK UP Dumpsters-** For the last 2 years, Marisa was able to speak to Ron down at the city sanitation department and arrange for bulk pick up for large items to be picked up throughout the summer. On 7/18/25, Marisa called to speak to Ron. He was unavailable, so she spoke to Amber in Ron’s office, and unfortunately, the city is not doing bulk pick-up for condos this year.
* **Units 35 A, B, C are impacted by code enforcement.**

**Upcoming September Projects**:

* Close pool this Sunday and next Sunday 10am. Need help putting on cover.
* Will plan to drain and replace missing tile next week.
* 40 building steps to be ordered this month from Monocrete for installation
* 35 Leslie concrete and railing repair to take place upon installation
* Pothole repair pending contract for pre-winter repair (should finalize later this week)
* HVAC electrician needed to do some wire repair on the clubhouse for (call vendors Celco, Alliance)
* Budgeted Edgemoor Tree work to begin early October (behind 203 265 and 215 building)
* 4 additional 72” speed bumps have arrived will be stored in the clubhouse for future installation
* Find no trespassing signs to post. Numerous residents have contacted the police for the person roaming around the FVCA property. If you see someone roaming around please contact the police to make a report.

**Financials**:

* Insurance renewal coming up
$1500 is transferred to the secondary checking account each week to fund the down payment.
Current balance secondary checking is $17k
* Liabilities upcoming-
Current balance $7,000 insurance fund (down payment is typically $30,000
* Remaining balance in secondary checking will be paid to Usman for Decks $10000 for all deck staining
* Estuarto-no insurance payment in October (play catch-up)
Eli deposits coming in prior to 2026 (will catch us up)

**Comments:**

* Dee inquired about power washing the shutters outside her unit. They are very dirty. Brittney mentioned there were missing shutters hanging outside 41 building.
* Lights/bulbs need to be checked/replaced outside building 70.
* An email was sent in regarding the silver Nissan car near building 70.
* Linda-265 E. There are 2 trees right by her place that are causing a hazard. They need to be cut/trimmed.
* Oak tree near Mary’s unit in building 40 has many broken branches on her porch.
* **Building 236-**Currently has no sign outside for it to be identified for deliveries/visitors. Can we get a sign/do we have a sign that may have fallen off?

**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 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.