

**\*\*\*NO MEETING TUESDAY, AUGUST 12TH, 2025\*\*\***

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

**Units Present**

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| --- | --- | --- | --- | --- | --- | --- | --- |
| **41 F** | **41 G** | **75 E** | **260 F** |  |  |  |  |

**Meeting Minutes from 7/15/2025**

*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 @ 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.** In order to do work/changes to a unit, ie: a bathroom. The board must be made aware. Our attorney is involved in the work done to unit 35 B that caused structural damage to the foundation, causing leaking into units A and C. The Bridgeport Building Department needs to be involved at this point.
* Ray M.-Dave had his basement repaired last year for a sewage backup. At some point after he had a bathroom put in his basement. He either has a leak or hydrostatic pressure leak.

**Upcoming Projects**:

* Quote from Usman $15,000 to repair wood, stain wood on 58 building. Going to accept the quote. Other similar quotes were $22/$25k.
* Going to schedule the broken stairs on the unit next to Brittany’s unit/building 40.
* Angie-The stairs are pulling away from her building. Paul-We have bids on them we just need the money. For the stairs that are 2-door combined/2 unit stairs, they are approx. $8,000 a set.
* Quotes for potholes for parking lots 9/41 Buildings, catch basin at sewer drainage (total of 7) is $1,500. Building 9/41 parking lot needs to be repaired.
* **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 6:56 pm.