



Valley Forge Towers South

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Council Meeting Minutes

August 20, 2020 6:00PM

Call to order

1. Meeting Minutes
 - a. Meeting Minutes from August 6, 2020 attached. Please confirm approval.
2. Roof Insurance Claim
 - a. Harman Group - Discussion. Bland came to VFTS, looked at 1511 (15K); also looked at 1507 (15G) looked at beams in gutted unit; lined up with the end of the beam in 15G. Planks are smaller than thought, Bland will re-look at drawings and look at unit next door to see if concussion occurred. Then he will provide an update. Not received as of today.
3. Water Outlet assessment - Mike Gressen.
 - a. Please confirm date Chief Rubin and Fire Marshal will be visiting South Towers.
 - b. Wednesday, August 26, 1:30; bringing safety expert, fire marshal, Bill Jenaway, Chairman of UM Supervisors
 - c. Advise us what are the next steps we need to do for this, the lightning rod system, 2020 codes, materials, etc.
4. Fogli and ServPro cases
 - a. CNA stated that they will assume the liability of \$80,000 for Fogli. We will still have to pay the deductible of \$2,500. Signed form from Fogli obtained for the \$80,000. Have not received form for \$2,500 deductible yet or mailed check.
 - b. ServPro asked for work performed plus legal fees in the amount of \$13,793.25. Settled for \$12,500. Check for \$12,500 mailed to ServPro August 19, 2020.
 - c. ServPro settlement agreement signed by Herb Vichnin, returned to Julie Goodchild, Attorney. This is now completed.
5. Management office
 - a. Hiring of Temp: Tammy Copes, Administrative Assistant began at the office on August 17, 2020.
 - b. Drug testing of employees will begin week of Monday, August 24, 2020.
6. Setting up ACH payment of CA monthly contribution (1st of month) and Comcast monthly bill (17th of month).
 - a. Must pay electric bill by check (~15th of month), since it varies each month.

7. 2018 and 2019 Audits
 - a. Update: Additional bank statements requested by BFK and provided. They now have everything that was requested. 2018 audit is underway.
8. Larry Jacobs: Security committee
 - a. Mike G to provide list of committees, including this one
9. Priority reconciling the 2020 books
 - a. Mike G suggested Jackie Conrad, Unit 1010, again
10. Money:
 - a. Operating account has \$305,000
 - b. Capital Reserve has \$345,000
 - c. What are the arrears?
 - d. Jessica to provide above numbers tomorrow, then for each meeting

Schedule next Council Meeting - Thursday, September 3, 2020, 6PM