

## **Valley Forge Towers South Council Meeting Minutes**

**July 22, 2021**

**5:30 – 8:30**

- 1. Call to Order** – Michaels Samuels, Wayne Golden, Kathy Neary, Jeff Rath, Mary Campbell,
- 2. Approve Minutes of April 29, 2021** – see attached
- 3. Reorganization** - see attached
- 4. Manager’s Report** - see attached
- 5. President’s Report** - see attached
- 6. Treasurer’s** - see attached
- 7. Communications Report** - see attached
- 8. Other Reports** - none
- 9. Old Business** - none
- 10. New Business** - see attached
- 11. Discussion Items**
  - a.** Owners’ Meeting scheduled for **October 5, 2021**. The Community Room is reserved from 7:00 to 9:00. More notices will be posted
  - b.** We should consider replacing AC units as they wear out with a better brand/ model which will be more efficient and last longer. Will place on September agenda for discussion.
- 12. Next meeting date** – August 26
- 13. Adjourn** – 8:32pm

## **MANAGER'S REPORT**

- I am moving forward with collections on payment plans. New payment plans will not be approved. I will contact the attorney to begin placing liens on properties with outstanding balances.
- The basement is being cleaned with an emphasis on pest control and I am reviewing the space to see if it is suitable for maintenance staff needs.
- The halls and common areas need paint touch ups, I am looking for a contractor to take on this job as we are short on manpower
- Preventive Maintenance and service of HVAC units are a little behind because of our manpower shortage and emergencies such as leaks.
- Kipcon was onsite July 8 to conduct Capital Reserve Study. We expect a report by mid August.
- I have a report from Bala Engineering on the sanitary and storm drain system causing flooding. They will be working with Mike Gressen, owner of 114.
- The ongoing issue of barking dogs will be referred to our attorney.
- We need one more maintenance tech and another housekeeper.

## **PRESIDENT'S REPORT**

- The roof installation is proceeding as planned, it may cost more than the insurance will cover, we will appeal to the insurance company to cover as much as possible.
- I accompanied the engineers for their inspection of the cantilever water infiltration problem. They believe the problem is limited to one side of the building. They will need to inspect further which will include drilling into the affected area which will necessitate the use of a crane.
- The engineers confirmed the need for removal of any water absorbing balcony coverings.

## **COMMUNICATIONS REPORT**

1. June and July were and August newsletter should be out on time. Always open to ideas or news to include.
2. Lock for Life program information distributed
3. Our web site
  - I still haven't contacted the Galman IT person.
  - Jeff is helping with this

- Meanwhile, I am offering to send anything electronically to residents who ask.
- 4. Notices for Covid rule changes have been posted.
- 5. I communicated to CA reps that reduction of parking spots for paving before the roof is done will cause a shortage of parking spots and a hardship especially on handicapped parkers.
- 6. Next big project is to build a broadcast e mail list. Need access to Notifi.
- 7. I have communicated with the attorney about interpretations of the documents for VFTs and the Towers Club.

## June 2021 Treasurer's Report for Valley Forge Towers South July 2021 Council Meeting

### **Executive Summary:**

- **There is an operational surplus of \$57,017 year to date June 30, 2021.**

### **June 2021 P&L recap:**

- Revenues were **\$217,128** on a plan of **\$220,402**.
- Total Expenses were **\$170,169** on a plan **\$180,340**.
- **Net Revenues were \$181,985 on a plan of \$184,985**
- Appropriated Reserve Funding was **\$35,417** as planned

### **Expenses:**

- Operational expenses were \$140,054 on a plan of \$149,180
- Admin, expenses were \$15,141 on a plan of \$16,262
- Taxes and Ins. were \$14,974 on a plan of \$14,899

### **First Trust account in balance (Galman)**

**BMT bank account were in balance = \$24,356 as of 7/21/21**

**Vanguard account was in balance = \$1,291,844 as of 7/21/21**

**Collections will be covered by Mary in her report.**

**NEW BUSINESS ITEMS**

Motion : Approve the minutes as presented.

Maker	Jeff	Second	Wayne
Votes	Aye- all	No-	

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Motion : Accept treasurer’s report as presented.

Maker	Jeff	Second	Mike
Votes	Aye- all	No-	

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Motion : To accept Sirius Zenouzi’s resignation from the CA Board of Directors, and appoint Alayne Monahon as his replacement until June 2022.

Note that alternate Toni Rath wishes to stay as alternate.

Maker	Kathy	Second	Jeff
Votes	Aye- all	No-	

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Motion: Establish the following policy,

\* A minimum \$100 fine will be levied on any owner whose resident or guest violates the rules and regulations as specified in the VFTS Condominium Documents.

Maker	Kathy	Second	Mike
Votes	Aye- all	No -	

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Motion : Nominate Mike Samuels for president of VFTS Community Council

Maker        Jeff                                Seconder Wayne  
Votes   Aye-    all                                        No-

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Motion : Nominate Wayne Golden as treasurer of VFTS Community Council

Maker        Jeff                                Seconder Kathy  
Votes   Aye-    all                                        No-

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Motion : Nominate Kathy Neary as secretary of VFTS Community Council

Maker        Jeff                                Seconder Mike  
Votes   Aye-    all                                        No-

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Motion : Increase the cost of door fobs from \$15 to \$20

Maker Wayne                                Seconder Mike  
Votes   Aye-    all                                        No-

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Motion : to approve Watts Restoration as the vendor for the cantilever inspection for \$28,000

Maker Mike                                Seconder Wayne  
Votes   Aye-    all                                        No-

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