Valley Forge Towers South

Council Meeting Agenda
January 27, 2022 via Zoom
7:00 pm

Call to Order- Mike Samuels, Wayne Golden, Jeff Rath, Kathy Neary, Nimesh Shah, Toni Rath for CA report

Approval of Minutes- see attached

Community Association Report – Toni Rath

- Piazza request for emergency access to Valley Forge Towers property is still under negotiation.
- Search continuing for hire of new Towers Club/Community manager – process explained
- Accepted concerns about dumpster placement and dedicated parking spaces to take to CA Board.
- CA Board members will have VFTS email for CA business. One bulletin board in mailroom is dedicated to CA business and newsletter articles are welcome.

Special Reports

- Michael Samuels
    - Roof- weather issues slowed down full completion. Permission was granted to work on Saturdays but no use of power tools. Computing final expenses to apply to insurance company for additional monies.
    - Working with Mary and Kathy to compile a complete record of water heater installation dates.
- Nimesh
    - The Harman Group has been working with RWDI to finalize the designs needed to fix the balcony deterioration in the building. Once the report is complete, Harman will work with Watts to get an estimate to complete the work in the spring.

Manager's Report - Mary is out sick. Will arrange a mid week meeting.

Treasurer's Report – see attached

- Operations Report – looking into cost savings, liens placed on delinquent accounts
- 2022 Budget will be posted on web site soon.
- Monthly treasurer's reports are posted as part of the minutes.

Communications Report

1. Newsletter will be out 2/1.
2. Blast email list has 195 of 253 units
3. Fielded questions on,
    a. General safety of building (ala Miami)
    b. Dumpsters and porta potty

   c. Earlier notice with specific amounts of Condo fees.
4. Future projects under consideration
   a. Directory
   b. Promotional brochure

President's Report

- Appraisal of 115/116 completed
- Discuss "the list" for priorities
- Look into lowering the guard desk

Policy Issues

- We are getting frequent complaints about residents and guests not wearing masks. We will remind the guards to enforce the rules.

New Business – see attached

Adjourn 9:40 pm

MEETING ACTIONS DATE____01/27/2022_____
Motion : Approve minutes as printed

Maker Jeff Seconder Wayne
Votes Aye- all No-

Motion : Approve the Treasurer's report as printed

Maker Kathy Seconder Nimesh
Votes Aye- all No-

Motion : Take appropriate action to sell Units 115 and 116

Maker Jeff Seconder Nimesh
Votes Aye- all No-

Motion : Replace the Trash Compacter after the repair of units 115 and 116

Maker Kathy Seconder Jeff
Votes Aye- all No-

Motion: Consult an architect for renovation of the first floor rest rooms and to be ADA compliant

Maker Jeff Seconder Kathy
Votes Aye- all No-

Motion : Confirm Appointment of Mike Gressen as alternate to the Community Association Board.

Maker Kathy Seconder Jeff
Votes Aye- all No-

December 2021 Treasurer's Report for Valley Forge Towers South
January 2022 Council Meeting

Executive Summary:
Year ending December 31,2021 our year-to-date revenue were recorded at **100.8%** of plan **($2,660,804 on a plan of $2,639,224 plus $21,580** before reserve appropriation. Year to date reserve appropriations is **$425,000** as per the planned. Net revenues were **$2,235,804** on a plan of **$2,214,224.**

- There is an operational surplus of **$79,908** year to date December 31, 2021.
- Please also note as invoices from US Roofing have come in and paid, the balance of the insurance funds is **$201,888.**

December 2021 P&L recap:

- Revenues were **$220,149** on a plan **of $220,402**
- Total Expenses were **$167,928** on a plan **$149,030**
- Appropriated Reserve Funding was **$35,417** as planned **($425,000 YTD)**

First Trust account in balance (Galman)
BMT bank account were in balance = $49,181.58 as of 1/11/22
Vanguard account was in balance = $ $1,016,259.59 as of 1/11/22

- **Roof Insurance Funds = $201,888**
- **Reserve Funds = $814,371**