

Council Meeting Minutes

March 24, 2022 5:30 PM, Aroma Restaurant

Call to Order – Mike Samuels, Wayne Golden, Kathy Neary, Nimesh Shah, Mary Campbell, Manager, Mike Gressen, Community Association, Absent - Jeff Rath

Approval of Minutes – see motion

Community Association Report - Mike Gressen

- There has not been a meeting yet on which to report. Head's Up about two ongoing issues. First, storm water management - CA hired EB Walsh as consultants. Second, CA is continuing to negotiate Mancill road access.

Special Reports

- Nimesh Shah – met with Harmon Group. Project to repair cantilever leak will be a substantial undertaking and will need to be done in phases.

- Michael Samuels

- o Roof – completed work for final payment

- o 115/116 – will present motion to sell, must offer to commercial unit owners first.

- o Architect – seeking plans to make first floor bathrooms ADA compliant and lowering front desk. Consulting on possible maintenance office in basement.

- o Phone system – reviewing Ring Central

Manager's Report - see attached

Treasurer's Report – see attached

Communications Report

- Newsletter will be out on time
- Need to do a “special edition” on trash and large item disposal.
- Residents have “demanded” meeting with full council. We are not bound to meet with residents other than at the Owners' meeting. But in the

interest of open exchange, I am asking that Wayne and I meet with the group. There will be an agenda and I will take notes.

Discussion Issues

- Grills cannot be allowed on the balconies
- Trash issues – bags getting stuck or splitting open and staff has to clean up – will do article in newsletter.
- Still need new trash compactor

New Business - see attached

Executive Session

Adjourn – 9:30

COUNCIL MEETING 3/24/22

Manager's Report

UPDATES:

-Roof – see attached update from USRC.

-HVAC units/15th floor – Rosato and Bill coordinating installations. Moving along well.

New Spirit Heating & Cooling supplied and installed unit in #1205 and it went smoothly and completed to everyone's satisfaction, and at a lower price than Unique.

-Information Systems – Phone system proposed by Alan Shifren, Inc., was not sufficient for our needs. Received proposal from Ring Central which Mike Samuels is reviewing.

-Plumbing – Water main replacement/repair is in need of “tweaking” . Pipes shifted so Ben Manis is coming back Friday at 8:30 a.m. to repair.

-Basement is back to being a mess. Entire maintenance team is alternating with the trash collection and clean up all seven days.

-Electric Meters – last billing looked in line so looks like no need for outside contractor to install new meters.

-Maintenance began tearing up carpet from balconies at a rate of \$50/hr. Residents are very happy with this service!

-Elmer doing drywall patch and replacement from leaks and in HVAC closets. Also doing tiling in unit bathrooms from damage from leaks. \$50/hr.

OUTSTANDING:

-Units 115/116. Sell? One unit vs. both.

-Staffing – Consider ACCU Staffing Services. Currently costing \$100/day (\$50/hr.) for Saturday's and Sunday's.

Issues not resolved -

-Illegal trash dumping – On the floors, and mostly, on 15, owners are continuing to disobey the recycling protocol. One repeat offender co-mingles their trash, and then puts it in a large black trash bag and forces it down the chute, thereby, jamming the chute.

Contractors/owners – dumping paint cans, furniture items, large mirrors, glass, cardboard boxes not broken down.

Circuit breakers - Technician from First Electric is meeting with Bill next week to take a look at the breakers and provide options and proposal for replacement.

BILLING:

-Payment process still very slow, but better.

-Vendors who I have initially dealt with are aware that they are to send all invoices directly to Galman, however, I have always requested a copy to be sent to me for follow up.

-SECURITAS Invoices – Current agreement until April is \$15,597.35/month, \$3,899.34/week.

For the last seven invoices, **three** of them have been **over** the agreed weekly amount of \$3,899.34 by **\$213.54** for OT, package room and **four** of them have been under by **\$873.92**.

*****As of April 14th this agreement will be \$3,825.12/week*****



February 2022 Treasurer's Report for Valley Forge Towers South
March 2022 Council Meeting

Executive Summary:

There is an operational surplus of \$17,149 year to date February 28, 2022. Please also note that the insurance money of \$1,002,425.45 that is in the Vanguard account has been recorded to account #2411

❖ A recent payment of \$428,850.99 made to US Roofing Corp (see attached) covering the invoices listed below. The balance in the insurance fund was \$147,151 and \$281,699 from reserves was utilized to cover the payment to US Roofing)

- 8828-3 for work through 9/30/21 \$36,645.32
- 8828-4 for work through 10/30/21 \$75,135.02
- 8828-5 for work through 11/30/21 \$18,548.75
- 8828-6 for work through 12/31/22 \$298,521.90

The current balance in the Vanguard account after the last payment to US Roofing is \$569,930.29.

FEBRUARY 2022 P&L recap:

- Revenues were **\$235,937** on a plan of **\$237,444**
- Total Expenses were **\$181,569** on a plan **\$200,096**
- **Net Revenues were \$196,979 on a plan of \$198,486**
- Appropriated Reserve Funding was **\$38,958** as planned on the P&L (held in the BMT Account)

Expenses:

- Operational expenses were **\$152,572** on a plan of **\$158,466**
- Admin, expenses were **\$14,191** on a plan of **\$25,382**
- Taxes and Ins. were **\$14,806** on a plan of **\$16,247**

First Trust account in balance (Galman)

BMT bank account were in balance = \$56,117 as of 3/9/22

Vanguard account was in balance = \$569,930 as of 3/9/22

MEETING ACTIONS

DATE 3/24/22

Motion : approve minutes

| | | | |
|-------|------|----------|--------|
| Maker | Mike | Seconder | Nimesh |
| Votes | Aye- | all | No- |

Motion : approve treasurer's report

