

## VFTS Council Meeting Agenda

April 28, 2022 7:00 via Zoom

Call to Order- Mike, Wayne, Kathy, Jeff, Nimesh

Minutes of March 24, 2022 meeting

### Reports

- Manager – no report
- CA rep
  - No progress hiring search firm for manager replacement
  - Negotiating sale of easement for emergency purposes
  - Minutes will be posted on CA bulletin board
- President
  - 115/116 placed up for sale after cleaned up for showings
  - Roof issues – HVACs installed improperly, chimney damaged in a storm, support rails and electric issue
  - Consulting our attorney about the small group of residents heading by Gary Hudson, Cathy Caldwell and Elizabeth Lim who are harassing Mary and creating a hostile work environment. Will schedule a meeting with Galman.
  - We have to work hard to get a quorum in the next election.
- Treasurer – written report
  - Our Auditing firm merged with another firm and our fees doubled. Seeking other firms and considering Galman recommendations
  - Delinquent accounts will be addressed by the attorney
  - Bills have been sent to 15<sup>th</sup> floor owners who had personal roof work done.
  - The pressure valve and specialized plumbing services cost \$18,000
  
- Communications – see attached
  
- Nimesh
  - Harmon has developed a plan for repair of the water damage to the cantilever and 14<sup>th</sup> floor units. Actions will address most egregious issues first.
  - We need a special meeting to triage multi year multi million dollar project
  - Will contact residents with serious damage
- Jeff
  - Will review research on trash compactor and send to Mary

Old Business

New Business – see attached

Adjourn 9:30



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

### **Executive Summary:**

There is an operational surplus of \$40,798 year to date March 31, 2022.

Please also note that the insurance money of **\$1,002,425.45** has been utilized in full to pay most of the roof replacement expenses

### **March 2022 P&L recap:**

#### **Revenue:**

- Revenues were **\$267,851** on a plan of **\$237,219**
- Total Expenses were **\$205,245** on a plan **\$201,153**
- **Net Revenues were \$228,893 on a plan of \$198,261**
- Appropriated Reserve Funding was **\$38,958** as planned on the P&L

#### **Expenses:**

- Operational expenses were **\$166,515** on a plan of **\$167,014**
- Admin, expenses were **\$24,931** on a plan of **\$19,538**
- Taxes and Ins. were **\$13,798** on a plan of **\$14,601**

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

**BMT bank account were in balance = \$140,529.99 as of 4/14/22**

**Vanguard account was in balance = \$557,463.59 as of 2/14/22**

### **Comment:**

**Building Crisis Plumbing expense for March was \$17,737 on a plan of \$600**

## COMMUNICATIONS REPORT 4/28/22

1. We were contacted by Gary Hudson who asked for a meeting for himself and other residents who had unresolved complaints. As per Council's request Wayne and I met with the group. Some conclusions,
  - I researched any concrete issues and responded to every issue raised in the meeting. A copy and a list of attendees is attached. Gary was disappointed in my response and replied to me that "this is not over." And "hope you are up for a fight"
  - Wayne and I were restrained by rules of personnel confidentiality from answering some of the issues brought up about people who no longer have an employment relationship with VFTS.
  - There were, what Wayne and I thought to be unfair criticisms of our manager.
  - I learned that Gary had posted a solicitation on face book asking people with complaints about the manager to come forward.
  - This is a neighborhood, and like all neighborhoods, news travels down the lane and I have been inundated with contacts from people who want to share positive experiences with management.
  - I will post the communication protocols again.
  - Finally, we pledged as a council to be available to owners and transparent, ergo, our agreement to meet with this group of residents. My suggestion is that we answer any concerns sent to us in writing or individual phone calls and if a meeting is necessary, that protocols be established.
2. I intend to make the following motion.
  - a. Move that one spot be designated at the A entrance and the B entrance for parking of mobility assistance appliances, such as motorized wheelchairs, regular wheelchairs or scooters. These appliances may not be parked in the lobby or in hallways of the main entrance.

This policy accommodation is a courtesy and may be rescinded at any time.  
VFTS is not responsible for any loss or damage to the appliances/vehicles.
3. I have had a number of inquiries/complaints about dogs and barking. I referred them to the office. I hope to do an article in the newsletter, but more pressing issues take precedence.
4. I expect the May newsletter to come out on time. I am grateful for the positive comments I get every month. Some inquiries recently reminded me that we get between 15 to 20 new residents a year, so I need to do a little history with these issues that we have been grappling with for a few years.
5. I have completed the paperwork to reserve the Clubhouse for the Annual Owners' meeting on June 8. I will post the notice on the bulletin board, in the elevators and in the May and June newsletters.

6. I may consider making the newsletter, every other month, at least for the summer. The idea of a directory is still percolating in my head.

#### RESPONSE FROM APRIL 6 MEETING

Dear Gary et al,

As per our promise, we are responding to concerns raised on April 6, 2022. In no particular order,

- Office Open Door Policy – We believe we need to move toward a full time assistant and hopefully that will be in the budget for 2023. Since Covid, the door has been locked, however anyone who knocks is granted access, greeted and helped. We can arrange for the door to be unlocked so residents can enter.
- Office Staffing – The Council has allowed for use of flex time for Mary, as she is on call 24/7.
- Electric Wheelchair Parking – Mary had already accommodated Mr. Bell and a second resident with a space to place their appliances. We have since learned that there have been a number of complaints from residents who feel these appliances are unsightly. We will craft a policy that allows for spaces, not in the lobby, to be used on a first come, first serve basis,
- Damage from Water Shut Offs – Our staff does not repair appliances and it is unlikely that a water shut off damaged a washer. We reiterate what Mary told Melanie, VFTS will accept responsibility for repairs if a professional appliance repair technician verifies that damage was caused by the pressure valve issue.
- Smoke – There is nothing more we can do to mitigate the irritation residents suffer from second hand smoke.
- Technical issues – We are in the process of improving and updating our technology. We are aware that an email to council with financial data was accidentally copied to the address for the guards/mailroom. There was no real violation of confidence as security guards are expected to hold in confidence any information they come across. A more concerning issue is that this information was forwarded. That has been turned over to our attorney.
- Contracted Employees – We have no authority over the personnel decisions made by the contractors. However, performance is reported to the contractor. For example, no complaint was made about hair styles, but it was reported when a guard tried to initiate a romantic relationship with one of the residents.
- Verbal Altercations – We do not have the Solomonic wisdom to adjudicate months old issues of who made whom uncomfortable or whose voice was raised or who said what. Nor will we try. Moving forward, we will assume that all residents and staff are adults capable of resolving issues amicably. We will post the communications protocols again.

Reviewing life at VFTS in the last year, all invoices are being verified and processed, residents have had help moving to the coupon or ACH form of payment, new resident orientation

has been revamped and successfully implemented, maintenance staff is better supervised and regular maintenance has been expanded. Great effort has gone into coordinating with the roofers and the next few years will be equally as challenging as we undertake the repair of the cantilever leak. This is a short list of accomplishments in the last 14 months. The credit goes largely to our manager Mary Campbell.

As such, Mary has the full support of the VFTS Community Association Council.

Since our April 6 meeting, We have been contacted numerous times by residents who heard there was a “meeting to complain about Mary” and they were demanding equal time for a “meeting to report positive experiences with Mary.” We declined such a meeting. We have responded to all of your concerns and considered the matters handled.

Thank you.

Copied via email to Elizabeth Lim, Cathy Caldwell, Nancy Gottagen, Nick Halkitis, Melanie Roath Amicone, Diane Perekupka, Renee Abromowitz,

Placed in cubby – John Bell, Deborah Beck

MEETING ACTIONS

DATE 4/28

Motion : Approve minutes as printed

Maker Kathy

Secunder Wayne

Votes Aye- all

No-

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Motion : Approve Treasurer’s report

Maker Kathy

Secunder Nimesh

Votes Aye- all

No-

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Motion : Move to replace the trash compactor as per Jeff's research

Maker Jeff

Secunder Kathy

Votes Aye- all

No-

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Motion : Submit requests for changes to roof decks to a structural engineer and our insurance carrier to assess structural soundness and liability risk.

Maker Mike

Secunder Nimesh

Votes Aye- all

No-

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Motion: hire Galman to conduct the VFTS Council and Community Association Board elections.

Maker Mike

Secunder Jeff

Votes Aye- all

No-

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Motion : Move that one spot be designated at the A entrance and the B entrance for parking of mobility assistance appliances, such as motorized wheelchairs, regular wheelchairs or scooters. These appliances may not be parked in the lobby or in hallways of the main entrance. This privilege is not required by the ADA and is at the will of Council. VFTS is not responsible for theft or damage to personal property.

Maker Kathy

Secunder Mike

Votes Aye- **TABLED**

No-