

VFTS Council Meeting

April 25, 2024 4:30 Zoom

1. Call to Order – Mike Samuels, Wayne Golden, Kathy Neary, Nimesh Shah, Joe Joyce, Kelly Cabell
2. Approve Minutes
3. Accept Treasurer’s report – see attached
4. Reports
 - a. Manager – see attached
 - b. Community Association – see attached
 - c. President
 - i. Mike is working with Frank Boyer from Galman to implement an electronic voting system with a paper option.
 - ii. The new contract with Galman needs to be signed
 - iii. Contacted Dave Farragut of US Roofing, we are getting quotes on Mall Roof repairs and Mall Roof replacement. Lastly, getting a quote from US Roofing on a maintenance contract for the main building roof. We need to look into who pays for garage roofing.
 - d. Communications
 - i. The May newsletter should be on time.
 - ii. Frank Boyer has agreed to run the elections
 - iii. So far we have one candidate for each opening on our governing bodies. Nominations close on May 1.
 - e. Other
 - i. Nimesh is working with Harmon and will stay on as liaison for cantilever project.
5. Old Business
6. New Business – see attached
7. Discussion items
 - a. Weeds will be sprayed the week of May 7
 - b. Joe suggests that the electrical room in basement be cleaned out for more storage space.
8. Questions from the audience
 - a. Balcony repairs will be part of large cantilever project

- b. Painting on 1st floor is completed
 - c. All trash rooms should have light sensors
 - d. The outside benches are going to be painted
9. Adjourn 5:50.



March 2024 Treasurer's Report for Valley Forge Towers South

There is an operational surplus of **\$104,845** year to date March 31, 2024. This is mainly the result of not transferring the reserve appropriation due to low cash balance, YTD amount to be transferred to the reserves is **\$123,999** (that's at **\$41,333** per month) . The balance is starting to increase and hopefully we can start transferring the reserve appropriation soon.

March 2024 Revenues were **\$254,869** on a plan budget of **\$257,245**

- **Operating revenue** remains at \$254,869 due to no cash transfer to reserves
- **Total Expenses** were **\$209,383** on a plan budget of **\$213,775**
 - Total Operating expenses = **\$178,609** on a plan budget \$170,473
 - Total Administrative expenses = **\$15,179** on a plan budget of \$26,241
 - Total Insurance and Taxes = **\$15,599** on a plan budget of **\$17,062**

Reserves

- 2024 Appropriated Reserve Funding for the first quarter of 2024 was **0 due to revenue shortage**
- Charles Schwab account balance = **\$1,549,717,48**
- WSFS bank account were in balance = **\$30,375.24**

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Manager's Report

Filing on Unit #514 – They paid \$3,114.53 on April 15, 2024, which included \$953.53 in legal fees. They are currently at a zero balance. Clemons, Richter and Reiss is waiting 10 days to make sure the check clears, and from there they will withdraw the default judgement.

Commercial Electric Meters – First Electric installed the new meters. Pathfinders IT connected them to our modem. We will be meeting with First Electric, Imacutech, and the manufacturer of the electric meters on either May 7th or May 14th to make sure everything is connected correctly and to then handover ownership of the meters. Once this is done, Imacutech will be coordinating with me to get the meters linked up with Monitor Data, who will be doing the monthly electric billing.

Chimney Notices - notices were sent out to the 14th and 15th floor owners to have their chimneys inspected by a third party by July 1st, each calendar year, per the property insurance requirements. Paul Wolfe has volunteered to spearhead this project. He reached out to Chimney Scientists, which he used previously to inspect his chimney. Chimney Scientists was able to offer him a group discount for chimney inspections and/or cleaning. He has eleven condo owners signed up for this service. Chimney Scientists is coming out May 10th and May 14th to do the inspections or inspections and cleaning. I'll follow up with any owner who didn't coordinate a chimney inspection.

Notice Went Out To 4th Floor - A resident(s) were leaving trash (not bagged) on the trash room floor. Notices were delivered to everyone on the 4th floor to make sure all trash is bagged in 13 gallon trash bags or less and placed down the trash chute.

Electric breakers for 2nd and 3rd floors – First Electric notified me this week they have all the parts needed for the replacement. They advised it will be an estimate of 8 hours for the power being down. They are in the works of getting that scheduled. As soon as we find out the date, notices will be delivered to give residents enough notice.

Filter Changes – maintenance completed the 14th and 15th floors and is currently working on the 13th floor today and Friday. We are aiming to complete 2 floors per week. While doing the filter changes maintenance is also checking the mechanical mechanisms of the condo and double checking any balconies that have carpeting

Notice Delivered To 6th Floor – a resident (s) was dumping cat litter (both new and used, bagged, and not bagged) onto the trash room floor. New VFTS cleaner, Vernon Stones, cleaned up the cat litter and bagged it before placing it down the trash chute.

New VFTS Cleaner – Vernon Stones started April 8th. He is excited to work here and getting acclimated to VFTS.

Unit 606 received a fine for vandalism/Need to schedule appeal hearing - the resident of 606 was observed on the security cameras vandalizing the new signs in the package room. The first incident occurred on February 14, 2024, the second incident occurred on February 22, 2024. The sign had to be replaced as it was too damaged from the second incident. The owner of 606 was fined \$200.00 for the vandalism plus \$104.98 for the replacement of the sign. The owner of 606 is appealing this fine.

Suite 102/dismiss civil suit complaint – Suite 102 received a Notification of Listing for Arbitration from Montgomery County Court of Common Pleas. It concerns unpaid VFTS HOA fees from 2020 to 2022 in the amount of \$2,984.24. Suite 102 paid this amount in full in February 2022. They also signed up for ACH in March 2022. They have not had any billing issues since then and currently have a zero balance. They were never billed the legal fees of \$450.00, however they were billed this amount in March 2024. **The legal fees were paid on April 4, 2024.** The attorney for this case, Mike Gressen, advised that once suite 102 pays this amount, the case can be dismissed.

Balcony/Cantilever Repairs – Harmon Group – they should have the proposal completed by end of this week, beginning of next week.

Community Association Report April 25, 2024

- Mike Samuels is the interim president
- There is an interim property manager, Joanne Noucas hired through a temp agency for three months. First Service Residential Property Management will assume full time management with a target date of June 1. Galman has taken over until June 1 and doing a great job.
- Galman has been conducting an evaluation of the physical structure and most critical issues will be addressed first.
 - HVAC in lobby is being repaired
 - Outdoor pool is being resurfaced and will be open by memorial day

- Pump and chlorine issues will be addressed in the indoor pool and will be resurfaced
- The gate to the walking path will remain open
- The fountain is being repaired, hopefully by the summer. We have bids to repair the bowl of the fountain and the vault that holds the pump equipment. Before we let a contract for repair, we are trying to get someone in to test the pump.

After hours emergencies – contact Alexis, the 3000 building manager at (939) 439-0141

MEETING ACTIONS

DATE 4/25/24

Motion : Approve minutes of March meeting

Maker Wayne

Secunder Kathy

Votes Aye- all

No-

Motion : Accept Treasurer's report

Maker Nimesh

Secunder Kathy

Votes Aye- all

No-

Motion : Move to sell garage 31 via bid process

Maker Kathy

Secunder Wayne

Votes Aye- Kathy, Mike, Joe, Wayne

No- Nimesh