

Valley Forge Towers South Council Meeting Minutes

May 23, 2024 7:00 Via Zoom

1. Call to Order – Mike Samuels, Wayne Golden, Kathy Neary, Nimesh Shah, Joe Joyce, Kelly Cabell, Manager
2. Approve Minutes of April 25, 2024
3. Accept Treasurer’s report
4. REPORTS
 - a. Manager’s Report – see attached
 - b. President’s Report
 - i. Kelly has done a great job in Cathy Dahl’s absence
 - ii. Hope to have a Comcast contract to vote on by June meeting
 - iii. Need an update on what is happening with the mall association
 - c. Communications Report
 - i. The Owners’ Manuel has been updated, it has been sent to Council and Management for proofreading and will hopefully be printed and distributed by mid June
 - ii. We are having new Evacuation Placard made
 - iii. The web site remains in Limbo
 - iv. Hopefully June newsletter will be on time
 - v. We need an agenda for the Owners’ meeting and any power points sent to me so I can include them in the minutes.
 - vi. The Clubhouse meeting room has been reserved for the June 11 Owners’ meeting. Originally set for 5:30, it has been changed to 7:00.
 - vii. I was contacted by a resident who was unhappy with a vendor whose name she got off the VFVS face book page. I explained that there is no endorsed VFVS FB page and will remind residents in the newsletter.
 - d. Community Association Report
 - i. Galman has taken over management until June 1 and doing a great job.
 - ii. There has been a thorough evaluation of maintenance needs and a prioritized list prepared
 - iii. Pools will be open on time.

- iv. Elections in 2000 building will be late June and a new Board will be installed
- v. First Service Residential Property Managers will take over June 1
- vi. The fountain is being fixed

e. Other Reports

- 5. Old Business
- 6. New Business
- 7. Discussion Items – Garage numbers are in the office and they will be put on garages.
- 8. Next meeting date June 27
- 9. Questions from the audience
- 10. Executive session
- 11. Adjourn 8:35

Council Meeting – May 23, 2024

Manager's Report

Commercial Electric Meters – The new meters have been installed by First Electric. Pathfinders IT has them connected to our modem. First Electric, Imacutec, and the manufacturer of the electric meters, Levitan, were here on May 9th to inspect the meters and to make sure everything is connected correctly and to handover ownership of the meters to VFTS. Levitan had to list the inspection as incomplete due to improper wiring. The meters are connected to the load side of the panel, not the line. The panel is old and access to it is difficult, and they were not getting proper readings on the meter.

Chimney Inspections - Thirteen units on the 14th and 15th floor have had their chimneys inspected. The VFTS management office currently has seven of those inspection reports. Most

of the reports failed due to the 2x3x10 rule, which is all chimneys must be 3 feet above the roofline and must be 2 feet taller than anything within 10 feet of itself. Some chimneys don't extend 2 feet higher than the hand railing it is next to, others need to fully replace the fireplace because factory built fireplaces must all be built with parts from the same manufacturer. I will follow up with the other owners if I don't receive their inspection reports by July 1, 2024.

Balcony/Cantilever Repairs – IMEG Group – their proposal is complete and they're sending it out to bid on June 4, 2024. Notices were delivered to all the owners/residents stating that the parking restrictions need to stay in place until the repairs are complete. 15th floor residents on the South side of the building were also notified not to use their balcony or outside storage.

Painting – outside trash area near the ramp. It was power washed a few weeks ago and we had the first coat of paint applied by VFMS maintenance. The second coat of paint is being applied this Friday. That area extends from the basement, and we are using the same color of paint we used last year for the basement. The cleaning and new paint will make that area look more attractive and hopefully reduce the garbage odor that occurs in that area, especially in the Summer.

Notice Sent Out To 15th Floor - 15th floor residents who were having issues with their kiosks leaking were advised to reach out to a contractor to assess their kiosks and do any needed repairs. US Roofing did a thorough walk through of the roof with Mike Samuels and Bill Pisarchuk. They advised that any issues residents were having with their kiosks were not related to the roof. VFMS management spoke with Nick Halkitis, owner of Valley Forge Properties, about the kiosk issues. Since he is very familiar with the kiosks and the issues that arise from them, we asked if we could list him as a recommended contractor. Residents were notified they can reach out to him to do a kiosk assessment and/or to do any needed repairs.

115/116 Condensate Line Repair – Rossi Plumbing is planning on coming out within the next week to do this repair.

Residential Pizza Party - I want to plan something for the week of June 3, residents can bring down their filled out ballot and grab a piece of pizza. Residents will be notified once we have the plans in place.

2nd Cigarette Smoke Violation #1111 – the owner received a violation letter and was fined \$250.00.

Trash Chutes were cleaned on April 25, 2024

Generator was inspected by Industrial Valley on May 20, 2024 - They advised to fill the gas tank to full as it was noticed it was half full, but other than that it's in good working condition.

Filter Changes – maintenance completed floors 15 through 9 and are currently working on the 8th 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

