

## VFTS Council Meeting

Wednesday, March 26, 5:30

### Manager's Office

1. Call to Order – Kathy Neary, Phil Poche, Joe Joyce, Stu Stein, Kelly Cabell, Manager,  
Nimesh Shah absent with cause.
2. Approve Minutes as presented
3. Treasurer's Report – see attached
4. Reports
  - a. Manager – see attached
  - b. President
    - i. Piano – let it play as long as it is not a disturbance. Maybe 4 to 6 on weekdays and/or Sunday mornings? After it is tuned, of course. Will ask John Brogan to oversee. Kelly will contact Joe after it is tuned.
    - ii. Legal opinions
      1. We have the right to impose “reasonable” fines. The question is if 10K is reasonable for damaging someone else's unit/property with no insurance. The fine recipient can appeal the fine in court. Our intent is not to make \$ from the fines but to change behavior.
      2. Making VFTS a “smoke free” building would involve a By Laws change. By law revisions takes years and is very expensive.
    - iii. The new web site should be completed soon. I need to communicate with the CA to make sure they have the technology to present it at the Owners' meeting in June.
    - iv. I copied Council on the communication to the resident making unreasonable demands of Kelly.
    - v. I approved a request from a resident with connections to Penn Medicine to conduct a 30 day charity collection of gently used footwear for boys and men.
  - c. Communications – Newsletter will be out.

- d. Joe – there are units where the owners chose to put a second window on the inside of the units instead of replacing the original window, which was drafty and/or leaking. That has, over time, caused the original window not to be flush with the building. Has that caused water diversion or structural issues? We need to look into it.
  - e. Community Association
    - i. For the next few weeks, parking spaces will be restricted as repairs are completed
    - ii. There is every hope that the fountain will be working soon. A great deal of work and expense has gone into this.
  - f. Stu – renovations of 115/116 and project manager issues are ongoing. The maintenance staff needs a space with heat, AC, electricity, a desk, a workbench, storage, Internet and a bathroom. Some renovations like electricity and water make sense to do to both rooms at once. Joe E is looking into some contractors for us. Still need a project manager.
5. Old Business - none
6. New Business – see attached
7. Discussion Items
- a. Discussed selling 115 instead of making it into a community room for budgetary reasons.
  - b. Discussed options for eviction of renters who violate VFTS rules.
8. Adjourn 7:15

**February 2025 Treasurer's Report for  
Valley Forge Towers South**

Executive Summary:

There is an operational surplus of **\$13,616** year to date for February 28, 2025.

February 2025 **Revenues** were **\$273,014** on a budget of \$272,176.

- Operating Revenue was **\$273,014** as the result of a transfer to reserves in February of \$0.0.

Total **Expenses** were **\$247,460** on a budget of \$217,610.

- Total Operating Expenses = **\$211,261** on a budget of 177,542.
- Total Administrative Expenses = **\$19,062** on a budget of \$19,588.
- Total Insurance and Taxes = **\$17,137** on a budget of \$20,480.

#### **Reserves**

- Charles Schwab account balance = **\$1,697,493**
- WSFS account balance = **\$19,490**

## **Council Meeting – March 26, 2025**

### **Manager's Report**

**Transformer/Bushings/Arrestors – UPDATE:** Travelers Insurance has all of the documents/invoices/incident reports needed to investigate the bushing repair. They're still waiting for Philips Brothers Electricians Contractors to give them the quote for the bushings and the transformer report. Philips has been extremely busy and short staffed, but they are aware our insurance needs these items and working on it. Travelers also received, upon request, the photos Carr & Duff took of the transformer, arrestors, H Frame, etc. when they did the arrestor repair in October.

**Balcony/Façade Repairs –** Valcourt will be finishing up their work in the three lines they're working on. They will be starting work on the next three lines the beginning of April. Notices were delivered to all of the units who will have repairs to their balconies. An inspection was done on Friday, March 21<sup>st</sup> on the three balconies that were worked on the 15<sup>th</sup> floor, and they all passed inspection.

**Another Warning Letter for 1111 –** it was explained to him that once the weather stripping is installed around his front door, if we receive any other cigarette/marijuana smoke complaints, he will receive a fourth fine in the amount of \$750.00.

**Letter for towing unauthorized cars that are parked in reserved parking spaces** – sent to all the commercial suites. We have received numerous complaints of patients/clients of commercial suite owners parking in reserved parking spaces. They were advised in the letter to tell their patients/clients to not park in reserved parking spaces otherwise their cars will be towed immediately.

**TV Channels** – Xfinity was out to look at the issue of the three channels not working. They said channels 1977 and 1979 are working, however channel 1978 is not working. They said it's not plugged in, which leads them to think that there is something wrong with the camera or the connection, which would be our responsibility to repair. The box is buried in the IT closet in the management office, and Comcast couldn't get access to it. They advised having our IT company, Pathfinders, come out to look at. Xfinity said they would be available to come out when Pathfinders is out as long as they have enough notice. I am trying to get this planned for next week. **UPDATE** – Pathfinders came out and pulled out the Xfinity box. They also did a quick inspection and advised getting our AV company involved with the repair. Valley Forge Security, the AV company, is working with Xfinity to restore channels 1977 and 1978. **Valley Forge Security is coming out this week to look at the boxes for the channels to get a better scope of work to repair the channels.**

**1113 loud music violation** – received another loud music fine in the amount of \$250.00. The owner paid the first fine of \$100.00 and the 2<sup>nd</sup> fine of \$250.00. She was very apologetic and said she would talk to her tenants to make sure they're being compliant.

**1104 Filing for Collections** – they have two outstanding tenant billings that were not paid. They also accrued late fees. I had them on a payment plan, which they only made one payment. After numerous attempts to collect the money, we're filing collections against them.

**Electric Meters** – still an issue with Aroma's meter. I reached out to ImacuTech, who sold us the meters, to hopefully resolve the issue. First Electric has been out a few times to repair this meter and they advised us to reach out to Imacutech. I originally reached out to Levitan about this, they advised me to reach out to First Electric.

**7<sup>th</sup> floor marijuana smoke complaint** – a letter was delivered to the 7<sup>th</sup> floor residents as we received complaints about a strong odor of marijuana.

**115/116** – talking with Joe Eisenstein about using 115 for the maintenance shop and then keeping 116 for the social room or possibly selling it. Joe is working on getting quotes for plumbing, electrical, and drywall for the maintenance shop.

**St. Patrick's Day** – we had pizza, beer, beverages, cupcakes for the residents. It was very receptive, and the residents were very appreciative. A great time was had by all.

**216 Insurance Claim** – I'm getting another letter together to send to SubroIQ, the subrogation firm handling this claim, explaining VFTS is not accepting liability for this claim and giving them a full explanation as to why.

Last minute item – the new phone system will be installed and will cost us \$40 a month less!

#### MEETING ACTIONS

DATE 3/26/25

Motion : Approve minutes

Maker Joe

Secunder Stu

Votes Aye- all

No-

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Motion : Accept Treasurer's report

Maker Phil

Secunder Joe

Votes Aye- all

No-

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Motion : Council adopt the policy that if an event in an uninsured unit causes damage to another unit or VFTS property, the owner will have to pay for damages out of pocket, plus a \$10,000 fine imposed by VFTS.

Maker Kathy

Secunder Stu

No-

Maker                  Phil

Seconder Joe

Votes	Aye-	all
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No-