FOX CHASE CONDOMINIUM ASSOCIATION
MONTHLY MEETING
ORDER OF
BUSINESS APRIL
22, 2026 6:30 P.M.

1. CALL TO ORDER

2. Meeting called to order at, _6;32_ P.M.

3. **BOARD MEMBERS PRESENT:**
Sue Diliberti _x___ Neil Pickoff_ABS_ Kathleen Simons _X_Barbara Vanderhagen _X_
Sandra Yosin _X_ Sharon LeMieux _X_ Antoinette Johnson_X_

BOARD MEMBERS ABSENT:

ALSO PRESENT:
Paul Bollinger, Timmons Management Co.
Julie Berishaj, Associate Property Manager, Timmons Management Co

4. APPROVAL OF THE BOARD MINUTES
Motion by_ LaMieux_, supported by _Dilibetl_. to approve the Minutes of the Board of Directors Meeting on March 25, 2026 (As corrected if necessary).

Roll call vote
Sue Diliberti _x_Neil Pickoff_ABS__ Kathleen Simons _X_Barbara Vanderhagen _X_ Sandra Yasin _X_ Sharon LeMieux _X_ Antoinette Johnson_X_

5. APPROVAL OF THE EXECUTIVE MINUTES
Motion by _Diliberti___ , supported by _Johnson___ , to approve the Minutes of the March 25, 2026, Executive Meeting (As corrected if necessary)

Roll call vote
Sue Diliberti _x___ Neil Pickoff_ABS_ Kathleen Simons _X_Barbara Vanderhagen _X_ Sandra Yasin _X_ Sharon LeMieux Antoinette Johnson_X_

6. APPROVAL OF THE SPECIAL EXECUTIVE MINUTES
Motion by _Simon_, supported by _Diliberti_, to approve the Minutes of the April 26, 2026, Special Executive Meeting (As corrected if necessary)

Roll call vote
Sue Diliberti _x_Neil Pickoff_ABS_ Kathleen Simons _x_Barbara Vanderhagen _NO_ Sandra Yasin _x_ Sharon LeMieux _x_ Antoinette Johnson_x_

7. ADOPTION OF THE AGENDA (as amended)
Motion by, _Simon_ supported by, _Diliberti_ to adopt the agenda.

Roll call vote
Sue Diliberti _x_Neil Pickoff_ABS_ Kathleen Simons _x___ Barbara Vanderhagen

_X_ Sandra Yasin _X_ Sharon LeMieux_X_Antoinette Johnso_X_

8. REPORT OF OFFICER
   a. President Saturday is a party, please be patient with parking.
   b. Vice President
   c. Treasurer
   d. Secretary NIA

9. COMMITTEE REPORTS
   a. Delinquency Report 71 Co-Owner owes money
   b. Clubhouse Report: We have a party coming up

10. MANAGEMENT COMPANY REPORT - TIMMONS MANAGEMENT

11. FINANCIAL STATEMENT

Motion by _Simon_ supported by, _Diliberti_ to approve the March Financial Report.

Roll call vote
Sue Diliberti _x_Neil Pickoff_ABS_ Kathleen Simons _X_Barbara Vanderhagen
_X_ Sandra Yasin _X_ Sharon LeMieux _X_ Antoinette Johnson_X_

12. MODIFICATION REQUEST(S)
37661 Charter **Oaks** Boulevard CUCOB") Request approved to replace the dtorm door

Roll call vote

Sue Diliberti _X_Neil Pickoff_ABS_ Kathleen Simons _X_Barbara

Vanderhagen

_X_ Sandra Yosin _X_ Sharon LeMieux _X_Antoinette Johnson_X_

37754 Charter Oaks Boulevard ("COB") Request approved to replace the front and back windows and Doorwall.

Roll call vote
Sue Diliberti _X_Neil Pickoff_ABS_ Kathleen Simons _X_Barbara Vanderhagen
_X_ Sandra Yosin _X_ Sharon LeMieux _X_ Antoinette Johnson_X_

13. BOARD OF DIRECTORS ACTION NIA

14. OLD BUSINESS

15. CO-OWNERS COMMENTS PER SIGN-IN SHEET 37261 COB, Minutes need to be updated on the Fox Chase site.

16. NEXT BOARD OF DIRECTORS MEETING -**WEDNESDAY, May 27, 2026, at 6:30 p.m.**

17. MEETING ADJOURNMENT _7;11p.m.