

**FOX CHASE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

**April 27, 2023
6:30 P.M.**

1. CALL TO ORDER

Sue Diliberti, President, called the meeting to order at 6:33 p.m.

Board Members Present: Paul Burns, Sue Diliberti, Denise Lynch, Barbara Vanderhagen, Sandra Yosin, Kathleen Simon

Board Members Absent and Excused: Anthony Flores

Others Present: Sabrina Bollinger, Timmons Management
Pat Kincaid, Property Manager

Presentation by Angela Fortner Huntington Bank to explain FDIC insurance and financial opportunities for Fox Chase homeowners. Based on Fox Chase having two signers the FDIC insurance can be up to \$500,000. Since Fox Chase has a bank account at Huntington Bank, Fox Chase homeowners can possibly get at least a 10% discount. For long term growth the Fox Chase Board can look at something for 5 years with Huntington Banks Advisory Board. Business credit card of 3% cash back for credit card purchases. Special bonus rates are based on zip codes. Fox Chase gets a special bonus because Timmons Management used their Livonia office address. Previously Fox Chase C.D. were getting 0.87% interest now getting 5%.

2. APPROVAL OF THE BOARD MINUTES

Motion by Burns supported by Yosin to approve the minutes of the Board of Directors of February 23, 2023.

Roll call to vote: Burns - yes, Dilibeti - yes, Lynch - yes, Yosin - yes, Vanderhagen - yes, Simon - yes

Motion carried

2a. APPROVAL OF THE EXECUTIVE MINUTES

Motion by Vanderhagen supported by Burns to approve the Executive minutes of the Board of Directors of February 23, 2023.

Roll call to vote: Burns - yes, Dilibeti - yes, Lynch - yes, Yosin - yes, Vanderhagen - yes, Simon - yes

Motion carried.

2b. APPROVAL OF THE BOARD MINUTES

Motion by Burns supported by Yosin to approve the minutes of the Board of Directors on March 23, 2023.

Roll call to vote: Burns - yes, Dilibeti - yes, Lynch - yes, Yosin - yes, Vanderhagen - yes, Abstain: Simon

Motion carried

2c. APPROVAL OF THE EXECUTIVE MINUTES

Motion by Burns supported by Yosin to approve the Executive minutes of the Board of Directors of March 23, 2023.

Roll call to vote: Burns - yes, Dilibeti - yes, Lynch - yes, Yosin - yes, Vanderhagen - yes, Abstain: Simon

Motion carried

3. ADOPTION OF THE AGENDA (as amended)

Motion by Burns supported by Simons to adopt the agenda

Roll call to vote:

Burns - yes, Diliberti - yes, Lynch -yes, Simons - yes, Vanderhagen - yes, Yosin - yes

4. REPORT OF OFFICERS

A. President - Basement is almost complete, working on the card room adding new walls, new floor and paint.. .Card room will be available for small parties of 25-30 people for \$100 rental. We have a donation of a pool table and a ping pong table for the games room. The previous board set up the \$30 per hour fee for renting the clubhouse. The volunteers do not get paid for opening and closing the clubhouse for parties. Since January almost \$3,300 has been raised and all monies went back to the clubhouse.

B. Vice President - none

C. Treasurer - C.D. and Money Market funds

D. Secretary - Sunday first pool pass day. Memorial Day pool party May 29, 2023.

5. COMMITTEE REPORTS

A. Delinquency Report - \$19,074 less than 30 days, \$40,914.04 less than 60 days.
Total \$59,988.04

B. Pool Committee Report- Still looking for lifeguards. We will discuss the rate of pay and hours. FC will reimburse for certification if the candidate gets certified and stays the summer.

6. MANAGEMENT REPORT

- Maintenance: Work orders are being uploaded into Rent Manager software.
- FC violations parameters are being entered into Rent Manager software allowing us to track violation through the software.
- Need approval on Scope of Work for pest control. Once approved we will solicit vendors
- Invoice from Rocket Enterprise, Inc. for quarterly service to replace the USA flag April 2023 through March 2024. Annual cost for service is \$302.10.
- Hosted meeting with Dillon Energy Services. Our current contract with Dillon expires August 2023. Our current rate for gas is \$2.99MMBtu. It will increase to \$3.79 for year 1, \$4.15 for year 2 and \$4.39 for year. Board to take a look at Dillon renewal.
- A-frame sign for the office at a cost of \$227.12. Fox Chase maintenance staff has already put the office sign up. No need for the sign.
- Scope of work for snow removal to be presented to the Board.

- AMI transaction documents given to our CPA

7. FINANCIAL STATEMENTS

Motion by Simon supported by Vanderhagen to approve the March 2023 Financial Operations Summary

Roll call to vote: Burns - yes, Dilibeti - yes, Lynch - yes, Yosin - yes, Vanderhagen - yes, Simon - yes

Motion carried

8. BOARD OF DIRECTORS ACTION

A. Old Business - None

B. Co-owners comments per sign in sheet

- 37361 COB what does the spring walk around include Oil spot in the parking lot has grown larger
- 37537 problem with possums. Owner was told to call animal control.
- 37361 COB when will her building be resided. Fox Chase getting finances in order before proceeding with siding.
- 20360 Weybridge - following up on \$170 late fees that was to be reversed in February. Fees will be reversed tonight.
- 37393 Charter Oaks Blvd - requesting \$40.00 late fees to be waived. The former owner did not give her any information about the association fees.

C. Next Board of Directors Meeting – May 25, 2023 at 6:30 p.m.

9. ADJOURNMENT:

Meeting was adjourned at 7:38 p.m.