

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

**April 30, 2025**

**6:30 P.M.**

**1. CALL TO ORDER**

Sue Dilberti, President, called the meeting to order at 6:30 p.m.

**Board Members Present:** Sue Dilberti, Sandra, Kathleen Simons, Yosin, Sharon LeMeux, Joan Scavone, Neil Pickoff, Barbara Vanderhagen

**Board Members Absent and Excused:** None

**Others Present:**

Paul Bollinger, Timmons Management Co.  
Associate Property Manager, Timmons Management Co.

**2. APPROVAL OF THE BOARD MINUTES**

Motion by Yosin supported by Scavone to approve the minutes of the Board of Directors of March 27, 2025

**Roll call to vote:**

Pickoff – yes, Dilberti – yes, Yosin - yes, Vanderhagen – yes, LeMeux – yes Scavone-yes, Simons-yes.

Motion carried.

**3. APPROVAL OF THE EXECUTIVE MINUTES**

Motion by Vanderhagen supported by Yosin, to approve the Executive minutes of the Board of Directors of March 27, 2025.

**Roll call to vote:**

Pickoff – yes, Dilberti – yes, Yosin - yes, Vanderhagen – yes, LeMeux – yes Scavone-yes, Simons-yes.

Motion carried.

**4. ADOPTION OF THE AGENDA (as amended)**

Motion by Yosin supported by Scavone to adopt the agenda.

**Roll call to vote:**

Pickoff - yes, Dilberti – yes, Simons - yes, Vanderhagen - yes, Yosin – yes, LeMeux – yes Scavone- yes

Motion carried.

## **5. REPORT OF OFFICERS**

- a. **President** – Sidewalk Sale is scheduled for June 7, 2025, from 10:00 a.m. to 3:00 p.m. The rain day is June 8, 2025.
- b. **Vice President** — The pool is under renovation. Please do not complain about the noise during the renovation.
- c. **Treasurer** –Our operating account balance as of 03/31/2025 was \$28,838.69.  
Our reserves are \$296,677.76 as of 03/31/2025.
- d. **Secretary** – Bingo night was a success, please join us on 05/15/25 @ 6:00pm.

## **6. COMMITTEE REPORTS**

- a. **Delinquency Report**  
\$18,165.94 0-30 days \$18,604.58 31-60 days \$9,887.61 61-90days \$95,679.65 91+days
- b. **Pool Committee Report** – The pool repairs are proceeding as planned.

## **7. MANAGEMENT REPORT**

- a. Maintenance: (37 work orders; 35 closed; open 2).
- b. The pool renovations are proceeding. **We are anticipating a pool opening mid to late July 2025.**

## **8. FINANCIAL STATEMENTS**

Motion by **Simons**, supported by **Pickoff** to approve the February 28, 2025, Financial Report.

### **Roll call to vote:**

Pickoff - yes, Diliberti – yes, LeMieux - yes, Yosin - yes, Vanderhagen -yes, Simons – yes,  
Scavone – Yes,  
Motion carried.

## **9. Modification Request(s)none**

None During this reporting Period.

## **10. BOARD OF DIRECTORS ACTION**

- a. Co-owners comments per the sign in sheet :
    - 37296 COB – Requested to have their late fees waived.
    - 37582 COB – Request to have their late fees waived.
    - 37427 COB – Look at weeds in the yard. Look at the possibility of repairing the fence.
    - 37429 COB – Check for trash in front of the unit.
- Parking assignments  
"R" is for residents. Additional parking is available on the boulevard.

- b. Motion by **Simons**, supported by **Scavone**, to waive the following late fees:

- i. 37594 COB
- ii. 37582 COB
- iii. 37296 COB
- iv. 37566 COB
- v. 37478 COB
- vi. 37490 COB
- vii. 37052 Brynford
- viii. 37098 Brynford

**Roll call to vote:**

Pickoff - yes, Diliberti – yes, LeMieux - yes, Yosin - yes, Vanderhagen -yes, Simons – yes,  
Scavone – Yes,  
Motion carried.

- c. Motion by **Simons**, supported by **Scavone**, to adopt the following Policy:

Any co-owner that makes a threat to Management, Board Members, staff, or co-owners  
forfeits their eligibility to run for the Board of Directors.

**Roll call to vote:**

Pickoff - yes, Diliberti – yes, LeMieux - yes, Yosin - yes, Vanderhagen -yes, Simons – yes,  
Scavone – Yes,  
Motion carried.

- d. Motion by **Simons**, supported by **Scavone**, to adopt the following related to the 2025 lifeguards:

- i. The association will reimburse lifeguards for the cost of their certification.
- ii. Lifeguard who work through the end of the season would receive a \$550.00 (grossed up) bonus.

**Roll call to vote:**

Pickoff - yes, Diliberti – yes, LeMieux - yes, Yosin - yes, Vanderhagen -yes, Simons – yes,  
Scavone – Yes,  
Motion carried.

- e. Motion by **Simons**, supported by **LeMieux**, to approve installing footers for the clubhouse deck at a cost not to exceed \$5,000.00.

**Roll call to vote:**

Pickoff - yes, Diliberti – yes, LeMieux - yes, Yosin - yes, Vanderhagen -yes, Simons – yes,  
Scavone – Yes,  
Motion carried.

**11. Next Board of Directors meeting is May 22, 2025 @ 6:30 p.m.**

**12. ADJOURNMENT: 8:578 p.m.**