

**FOX CHASE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
August 22, 2024
6:30 P.M.**

1. CALL TO ORDER

Paul Burns, President, called the meeting to order at 6:32 p.m.

Board Members Present: Paul Burns, Sue Dilibert, Barbara Vanderhagen, Sandra Yosin, Kathleen Simons, Sharon LeMeiux Joan Scavone

Board Members Absent and Excused:

Others Present:

Paul Bollinger, Timmons Management Co.

Erika Lathan, Regional Property Manager, Timmons Management Co.

2. APPROVAL OF THE BOARD MINUTES

Motion by **Simons** supported by **Yosin** approved the minutes of the Board of Directors of July 25, 2024.

Roll call to vote:

Paul Burns, -yes Diliberti – yes, Simons – yes, Yosin - yes, Vanderhagen – yes, LeMieux – yes – Scavone- yes: ***Motion carried.***

3. APPROVAL OF THE EXECUTIVE MINUTES

Motion by **Yosin**, supported by **Simons**, to approve the Executive minutes of the Board of Directors of July 25, 2024.

Roll call to vote:

Paul Burns, -yes Diliberti – yes, Simons – yes, Yosin - yes, Vanderhagen – yes, LeMieux – yes – Scavone- yes: ***Motion carried.***

4. ADOPTION OF THE AGENDA (as amended)

Motion by **Vanderhagen** supported by **Simons** to adopt the agenda.

Roll call to vote:

Paul Burns, -yes Diliberti – yes, Simons – yes, Yosin - yes, Vanderhagen – yes, LeMieux – yes – Scavone- yes: ***Motion carried.***

5. REPORT OF OFFICERS

- a. **President** – Spoke about the upcoming Siding, Cement projects and thanked everyone for their patience with the upcoming project. Announcement of Mohammed leaving, and Timmons is in the process of testing new candidate for Maintenance Tech
- b. **Vice President** – The pool expenses are rising, and a replacement will cost approximately \$300,000
- c. **Treasurer** – Total Cash assets of \$ 964,939.00 Total Assets \$ 1,163,949.02 as of 6/30/24
- d. **Secretary** –Madam Secretary had nothing to add at this time.

6. COMMITTEE REPORTS

- a. **Delinquency Report** - \$18,241.00 0-30 days, \$15,422.29 31-60 days; 11,490.08 61- 90 days; 91+ Days \$77,659.90 for a total of \$122,813.27
- b. **Pool Committee Report** -The MCHD tested the water on 8/12/24 and imposed a mandatory CLOSURE effective immediately. Daily adding of water caused the chemicals not to be effective. Pool revenue for the season is \$ 2,148.50

7. MANAGEMENT REPORT – Timmons Management Co.

- a. **Maintenance:**
 - i. Year to date, we have the following Service Requests updates
 - 1. Received 221
 - 2. Completed 207
 - 3. Open 14
- b. **Solicitations:**
 - i. Exterior work at 37457 COB was approved.
- c. **Updates:**
 - i. MDL Tree Service will trim three trees and remove two bushes in Court O.
 - ii. Siding replacement will start the week of September 16, 2024
 - iii. Cement replacement will start the week of September 3, 2024

8. FINANCIAL STATEMENTS

Motion by **Simons**, supported by **Lemieux** to approve the July 2024 Financial Report.

Roll call vote:

Paul Burns, -yes Diliberti – yes, Simons – yes, Yosin - yes, Vanderhagen – yes, LeMieux – yes – Scavone- yes: **Motion carried.**

9. Modification Request(s)

- a. Motion by **Simons**, supported by **Scavone** to confirm the modification: 20340 Weybridge remove bushes.

Roll call to vote:

Paul Burns, -yes Diliberti – yes, Simons – yes, Yosin - yes, Vanderhagen – yes, LeMieux – yes – Scavone- yes: **Motion carried.**

- b. Motion by **Vanderhagen**, supported by **LeMieux** to confirm the modification: 37060 Brynford to install a railing at the front steps.
Roll call to vote:
Paul Burns, -yes Diliberti – yes, Simons – yes, Yosin - yes, Vanderhagen – yes, LeMieux – yes – Scavone- yes: ***Motion carried.***
- c. Motion by **Simons**, supported by **LeMieux**, to confirm the modification: 37363 COB to replace the fence around the patio in white pine.
Roll call to vote:
Paul Burns, -yes Diliberti – yes, Simons – yes, Yosin - yes, Vanderhagen – yes, LeMieux – yes – Scavone- yes: ***Motion carried.***
- d. Motion by **Yosin**, supported by **Scavone**, to confirm the modification: 37414 COB to install new windows (Weatherguard).
Roll call to vote:
Paul Burns, -yes Diliberti – yes, Simons – yes, Yosin - yes, Vanderhagen – yes, LeMieux – yes – Scavone- yes: ***Motion carried.***
- e. Motion by **Simons**, supported by **LeMieux**, to confirm the modification: 37596 COB to install a cement pad on her patio.
Roll call to vote:
Paul Burns, -yes Diliberti – yes, Simons – yes, Yosin - yes, Vanderhagen – yes, LeMieux – yes – Scavone- yes: ***Motion carried.***
- f. Motion by **Vanderhagen**, supported by **Yosin**, to confirm the modification: 37798 COB to replace the patio door wall (Anderson).
Roll call to vote:
Paul Burns, -yes Diliberti – yes, Simons – yes, Yosin - yes, Vanderhagen – yes, LeMieux – yes – Scavone- yes: ***Motion carried.***
- g. Motion by **LeMieux**, supported by **Simons**, to confirm the modification: 37042 Brynford to replace the front door.
Roll call to vote:
Paul Burns, -yes Diliberti – yes, Simons – yes, Yosin - yes, Vanderhagen – yes, LeMieux – yes – Scavone- yes: ***Motion carried.***
- h. Motion by **Simons**, supported by **Yosin**, to confirm the modification: 37533 COB to replace the wood posts on patio.
Roll call to vote:
Paul Burns, -yes Diliberti – yes, Simons – yes, Yosin - yes, Vanderhagen – yes, LeMieux – yes – Scavone- yes: ***Motion carried.***

- i. Motion by **Yosin**, supported by **Scavone**, to confirm the modification: 37363 COB to replace the fence around the patio in white pine.

Roll call to vote:

Paul Burns, -yes Diliberti – yes, Simons – yes, Yosin - yes, Vanderhagen – yes, LeMieux – yes – Scavone- yes: ***Motion carried.***

10. BOARD OF DIRECTORS ACTION

- a. Old Business

- i. None

- b. Co-Owners comments per the sign in sheet:

- i. Cynthia Kaltenbach of 37453 commented on communication and newsletter

- ii. Jared Young 37461 commented on late fees owed said the coupons state 8/15 wants fees waived

- iii. Antoinette Johnson commented that we need to have a higher fine for trash. And would like more communication with property (newsletter, email)

- iv. Craig Antoun .37332 COB commented that he has a tree that needs to be trimmed dead branches Charley Jackson 37283 Cob asked for permission to install a plug his diesel truck up in the winter months

11. Next Board of Directors meeting is **September 26,2024**

12. ADJOURNMENT: The meeting was adjourned at 8:31 p.m.