

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

**December 1, 2022, at 6:00 p.m.**

**1. CALL TO ORDER**

Sue Diliberti, President, called the meeting to order at 6:00 p.m.

**BOARD MEMBERS PRESENT:** Paul Burns, Sue Diliberti, Anthony Flores, Denise Lynch, Kathleen Simons, Barbara Vanderhagen, and Sandra Yosin

**BOARD MEMBERS ABSENT AND EXCUSED:** All present

**Others Present:** Dawn Amez, AMI Management  
Don Deburghgraeve, Maintenance Supervisor

**2. APPROVAL OF MINUTES**

Motion by Simmons, supported by Burns, to approve the minutes of the Board of Directors Meeting of October 27, 2022, (As corrected per notes from President, Sue Diliberti).

Roll Call Vote:

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

Motion Carried

**2a. APPROVAL OF EXECUTIVE MINUTES**

Motion by Burns, supported by Vanderhagen, to approve the Minutes of the Executive Meeting on October 27, 2022 (As corrected if necessary)

Roll Call Vote:

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

Motion Carried

**3. ADOPTION OF AGENDA (as amended)**

Motion by Flores supported by Lynch to adopt the agenda.

Roll Call Vote:

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

Motion Carried

**4. REPORTS OF OFFICERS**

**A. President –**

- Thanks everyone for the Halloween Party, 100 attended
- Holiday party is on December 8 from 6-8 pm, volunteers needed at 5 pm
- Basement information repairs – estimates are being requested

**B. Vice President**

- Thanked the maintenance staff for holiday lights, Barb, Sue, Kathleen for holiday decorations and Don for poinsettias

**C. Treasurer** - As noted in the review of the expense and income statement.

**D. Secretary** – no report, holiday party

**5. Committee Reports**

**A. Delinquency Report** – no report

**B. Pool Committee Report** – closed

**6. MANAGEMENT COMPANY REPORT**

- Finishing the last of the siding building. (finish the gutters, and trim)

**7. Financial Statement**

Motion by Simons, supported by Burns, to approve the October 2022 Financial Operation Summary.

Roll Call Vote:

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

Motion Carried

**8. Motion by, Simons supported by Vanderhagen to confirm the approval of the Fox Chase Association 2023 operating budget as approved at the budget meeting on November 9, 2022.**

Roll Call Vote:

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

Motion Carried

9. Motion by Burns supported by Yosin to confirm the approval by the Board of Directors by email of purchasing 4 pallets of deicer salt for salting of the main sidewalks along Charter Oaks Blvd., Brynford, and Glenbrook Dr. from Dale's Landscaping at a cost of \$2,073.88

Roll Call Vote:

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

Motion Carried

10. Motion by Simons supported by Burns to confirm the modification request of 37399 COB after the fact of purchase/installation of a storm door for the entrance to the unit. As approved by the modification committee. All costs will be borne by the co-owner.

Roll Call Vote:

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

Motion Carried

11. Motion by Burns supported by Simons to confirm the approval of the Board of Directors by email to purchase a Boss model #DPS 21250 tailgate deicer spreader from Weingartz at a complete cost of \$4,518.80. The tailgate spreader will be mounted on the John Deere gator 4 x 4 to spread deicer on the main sidewalks.

Roll Call Vote:

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

Motion Carried

12. Motion by Simons supported by Burns to confirm the approval by the Board of Directors in Executive Session on October 27, 2022, to secure the services of Tom's Basement Waterproofing at a cost of \$7,500 to correct sewer/drain problems at 37025 Brynford.

Roll Call Vote:

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

Motion Carried

13. Motion by Vanderhagen supported by Simons to confirm the approval of the modification request of 37455 COB to purchase and install a cast aluminum gate to enclose the opening between the patio fence and the unit. All Fox Chase rules will be observed. Co-owner is responsible for the entire cost. As approved by the modification committee.

Roll Call Vote:

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

Motion Carried

### **BOARD OF DIRECTORS ACTION**

- Old Business – None
- Co-owner's sign-in sheet:
  - Emad Muminovic– 37052 Brynford, garbage and cigarettes. Violations corrected
  - Janet Kaltenbach – 37453 COB, salting main sidewalks. The complex looks great!
  - Telathia Hunt – 37318 COB, thank you to Don for repairs. Accident and payment plan explained.
  - Joyce Gerlach, 37348 COB, DTE disregard tree trimming notices.
  - Kristen Cordle, 37546 COB, meeting information.
  - Janet Shalibo, 37442 COB, asked if they receive a welcome packet

Next Board of Director's Meeting – January 26, 2023, at 6:00 p.m.

### **14. ADJOURNMENT**

The meeting adjourned at 6:27 p.m.

Respectfully submitted by Barbara Vanderhagen, Secretary

The minutes were respectfully submitted by Paula Granowicz