

FOX CHASE CONDOMINIUM ASSOCIATION
MONTHLY MEETING
ORDER OF BUSINESS
December 10, 2025
6:00 P.M.

1. CALL TO ORDER

2. Meeting called to order at, 6:14 P.M.

3. BOARD MEMBERS PRESENT:

Sue Diliberti X Neil Pickoff X 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 Simons , supported by Yosin , to approve the Minutes of the Board of Directors Meeting on October 22, 2025 (As corrected if necessary).

Roll call vote

Sue Diliberti X Neil Pickoff X Kathleen Simons X Barbara Vanderhagen X Sandra Yosin X Sharon LeMieux X Antoinette Johnson X

5. APPROVAL OF THE EXECUTIVE MINUTES

Motion by LeMieux , supported by Vanderhagen , to approve the Minutes of the October 22, 2025, Executive Meeting (As corrected if necessary)

Roll call vote

Sue Diliberti X Neil Pickoff X Kathleen Simons X Barbara Vanderhagen X
Sandra Yosin X Sharon LeMieux X Antoinette Johnson X

6. ADOPTION OF THE AGENDA (as amended)

Motion by, Pickoff supported by, LeMieux to adopt the agenda.

Roll call vote

Sue Diliberti X Neil Pickoff X Kathleen Simons X Barbara Vanderhagen X
Sandra Yosin X Sharon LeMieux X Antoinette Johnson X

7. REPORT OF OFFICER

- a. President
 - i. No Report
- b. Vice President
 - i. The extra food from the Christmas Party was donated.
- c. Treasurer
 - i. Total Fixed Asset \$657,869.37
- d. Secretary
 - i. No Report

8. COMMITTEE REPORTS

- a. Delinquency Report
 - i. Total delinquencies as of October 31, 2025, are \$130,739.63.
 - ii. Half of this balance belongs to four (4) co-owners.
 - iii. We have a total of 54 delinquent co-owners.
- b. Clubhouse Report

9. MANAGEMENT COMPANY REPORT – TIMMONS MANAGEMENT

10. FINANCIAL STATEMENT

Motion by Simons supported by, Yosin to approve the April Financial Report.

Roll call vote

Sue Diliberti X Neil Pickoff X Kathleen Simons X Barbara Vanderhagen X
Sandra Yosin X Sharon LeMieux X Antoinette Johnson X

11. MODIFICATION REQUEST(S)

37352 Charter Oaks Boulevard ("COB") Request approved to extend the handrail to the end of the last step.

Roll call vote

Sue Diliberti X Neil Pickoff X Kathleen Simons X Barbara Vanderhagen X
Sandra Yosin X Sharon LeMieux X Antoinette Johnson X

37060 Brynford Request approved to install railing on front porch.

Roll call vote

Sue Diliberti X Neil Pickoff X Kathleen Simons X Barbara Vanderhagen X
Sandra Yosin X Sharon LeMieux X Antoinette Johnson X

37060 Brynford Request approved to replace the door and door wall.

Roll call vote

Sue Diliberti X Neil Pickoff X Kathleen Simons X Barbara Vanderhagen X
Sandra Yosin X Sharon LeMieux X Antoinette Johnson X

37265 COB Request approved to replace two front, lower, and two rear, upper windows.

Roll call vote

Sue Diliberti X Neil Pickoff X Kathleen Simons X Barbara Vanderhagen X
Sandra Yosin X Sharon LeMieux X Antoinette Johnson X

12. BOARD OF DIRECTORS ACTION

- a. The Annual Meeting and Election were not held due to a lack of quorum.

13. OLD BUSINESS

- a. None

14. CO-OWNERS COMMENTS PER SIGN-IN SHEET

- a. Discussion on dues increase.
- b. Can the association provide quarterly updates on the financials?

15. NEXT BOARD OF DIRECTORS MEETING – **WEDNESDAY, January 28, 2026, at 6:30 p.m.**

16. MEETING ADJOURNMENT 7:42 p.m.