

**FOX CHASE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
December 5, 2024
6:30 P.M.**

1. CALL TO ORDER

Sue Dilberti, President, called the meeting to order at 6:31p.m.

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

Board Members Absent and Excused: none.

Others Present:

Paul Bollinger, Timmoms Management Co.

Erika Lathan, Property Manager, Timmons Management Co.

2. APPROVAL OF THE BOARD MINUTES

Motion by Joan supported by Simons to approve the minutes of the Board of Directors of December 5, 2024.

Roll call to vote:

Pickoff – yes, Dilberti – excused, Simons – yes, Yosin - yes, Vanderhagen – yes, LeMieux – yes
Motion carried.

3. APPROVAL OF THE EXECUTIVE MINUTES

Motion by Le Mieux, supported by Yosin, to approve the Executive minutes of the Board of Directors of December 5, 2024.

Roll call to vote:

Pickoff – yes, Dilberti – yes, Simons – yes, Yosin - yes, Vanderhagen - yes, LeMieux – yes Motion carried.

4. ADOPTION OF THE AGENDA (as amended)

Motion by Simons supported by Vanderhagen to adopt the agenda.

Roll call to vote:

Pickoff - yes, Dilberti – yes, Simons - yes, Vanderhagen - yes, Yosin – yes, LeMieux – yes Motion carried.

5. REPORT OF OFFICERS

~~a. President~~--- Thank you for coming out in this cold weather. The budget and new coupons are on the way. – The Board approved the 2025 Budget. Association Fees were raised this year to

offset the Pool costs. \$446,000 the work is guaranteed for 3 years. HOA fees have not been raised in 4 years. The Board decided not to get an Assessment Loan. Furnace in clubhouse had to be repaired. New expenses arise daily. budget. Patios are private, no one is allowed to be in your area. Contrary to the AMI rules and regulations. Spoke on violations and bylaws.

b-a. Vice President — Thank You to Sue and Alan for the light display. Thank you to Sandra, Sue, and Sharon for all your help at the Christmas Party. We have (61) co-owners delinquent (22) in legal (11) in foreclosure.

c-b. Treasurer – Total Cash assets of \$56,811.35 total assets \$912,631.10 Spoke about pool replacement.

d-c. Secretary – Madame Secretary commented GO LIONS, nothing to report.

6. COMMITTEE REPORTS

a. Delinquency Report

\$27,719.47 0-30 days \$7,021.50 31-60 days \$8,404.84 61-90days days 86,514.12 91+days

b. Pool Committee Report –We are applying for permits and ordering supplies.

7. MANAGEMENT REPORT

Maintenance: (work orders 344 work orders 339 closed, open 5)

8. FINANCIAL STATEMENTS

Motion by SIMONS, supported by Vanderhagen to approve October 24, 2024, Financial Operations Summaries.

Roll call to vote:

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

9. Modification Request(s)

Roll call to vote:

Pickoff __, Diliberti __ LeMieux __ Yosin __ Vanderhagen __ Simons __ Scavone __

10. BOARD OF DIRECTORS ACTION

a. Old Business

i. ADA Restroom

b. Co-owners comments per the sign in sheet

Janet Shailbo 37442 COB commented that the Snow Removal company is horrible.

Jennifer St.Aubin 37296 COB commented about the parking violations

Janet Kaltenbach 37453 COB commented about the lights out in court H

Edita Ratovic 37331 COB commented that we need a EV charging station at Fox Chase

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Cindy Kaltenbach 37453 COB commented that we need to get a plaque for Tony she also suggested that we use the clubhouse more.

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11. Next Board of Directors meeting is February 27, 2025 @6:30p.m.

12. ADJOURNMENT:

The meeting was adjourned at 7:20pm