

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

December 7, 2023

6:30 P.M.

1. CALL TO ORDER

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

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

Board Members Absent and Excused:

Others Present:

Sabrina Bollinger, Timmons Management
Stanell Bolden, Property Manager

2. APPROVAL OF THE BOARD MINUTES

Motion by Yosin supported by Simons to approve the minutes of the Board of Directors of December 7, 2023.

Roll call to vote:

Paul Burns, Diliberti – yes, Simons – yes, Yosin - yes, Vanderhagen – yes, LeMieux – yes –(Joan Scavone **abstain**)
Motion carried.

2a. APPROVAL OF THE EXECUTIVE MINUTES

Motion by Yosin, supported by LeMieux to approve the Executive minutes of the Board of Directors of December 7, 2023.

Roll call to vote:

Burns-yes Diliberti – yes, Simons – yes, Yosin - yes, Vanderhagen - yes, LeMieux – yes (Joan Scavone **abstain**)
Motion carried.

3. ADOPTION OF THE AGENDA (as amended)

Motion by Simons supported by Vanderhagen to adopt the agenda.

Roll call to vote: Burns - yes, Diliberti – yes, Simons - yes, Vanderhagen - yes, Yosin – yes, LeMieux – yes (Joan Scavone **abstain**) Motion carried.

4. REPORT OF OFFICERS

- A. **President** – Thanked every board member, and Co-owners for supporting the elected board members.
- B. **Vice President** – Thanked everyone for supporting the Board this year.
- C. **Treasurer** – Fox Chase Bank \$25,362.87, Petty Cash \$250, Public Service Credit Union CD \$238,620.68, Fuel \$4,419.94, Huntington CD \$235,077.76, Fuel Card \$50.00, Huntington Bank Checking \$245,751.28, and Receivables \$85,656.31.
- D. **Secretary** – Thanked each Board member for their support. Christmas Party December 13, from 6-8.

5. COMMITTEE REPORTS

A. **Delinquency Report** - \$7,385.00 0-30 days, \$6,932.00 31-60 days; \$7,796.70 61- 90 days; 91+ Days \$55,796.70 for a total of \$77,317.70

B. **Pool Committee Report- N/A**

6. MANAGEMENT REPORT

- Maintenance: work orders issued for December 7, 2023. (16) work orders Issued (15) work orders closed (1) open work order.

7. FINANCIAL STATEMENTS

Motion by Simons, supported by Vanderhagen to approve the December 7, 2023, Financial Operations Summaries.

Roll call to vote:

Burns - yes, Diliberti – yes, LeMieux - yes, Yosin - yes, Vanderhagen - yes, Simons - yes (Joan Scavone abstain) Motion carried.

8. BOARD OF DIRECTORS ACTION

A. Old Business Barbara Vanderhagen asked the Lawyer to investigate the HOA fees and how they are calculated and assessed.

B. Co-owners comments per the sign in sheet (Ms. Pam Winkel wanted to know about the violation regarding Co-Owner Mr. Sikora un-operable vehicle. It was stated he has 10 more days was added to cure the issue with the vehicle and a \$50.00 fine was added to his account. Jennifer St Aubin had placed a work order in for her sidewalk Mohammad took care of the sidewalk hopefully that problem won't accrue anymore. Antoinette Johnson wanted to know if the HOA fee going up and wanted to know why if the HOA was going to go up and if the board would take in consideration to not go up on the HOA this year due to the cost of living. Jan from 37453 wanted to know if there will be salt at the maintenance shop this year. Co-Owner also wanted to know if there will be a snow waring notice to go out to the community before a snowstorm comes.

C. Next Board of Directors meeting is January 25, 2024.

9. ADJOURNMENT:

The meeting was adjourned at 7:00 p.m.