

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

**1. CALL TO ORDER**

Paul Burns, President, called the meeting to order at 6:30 p.m.

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

**Board Members Absent and Excused:**

**Others Present:**

Paul Bollinger, Timmons Management  
Stanell Bolden, Property Manager

**2. APPROVAL OF THE BOARD MINUTES**

Motion by Simons supported by Vanderhagen to approve the minutes of the Board of Directors of February 22, 2024.

**Roll call to vote:**

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

**3. APPROVAL OF THE EXECUTIVE MINUTES**

Motion by Diliberti, supported by LeMieux, to approve the Executive minutes of the Board of Directors of February 22, 2024.

**Roll call to vote:**

Burns-yes Diliberti – yes, Simons – yes, Yosin - yes, Vanderhagen - yes, LeMieux - yes  
Motion carried.

**4. ADOPTION OF THE AGENDA (as amended)**

Motion by Yosin supported by Lemieux to adopt the agenda.

**Roll call to vote:**

Burns - yes, Diliberti – yes, Simons - yes, Vanderhagen - yes, Yosin – yes, LeMieux - yes  
Motion carried.

**5. REPORT OF OFFICERS**

- A. **President** – Thanked every board member, and Co-owners for supporting the elected board members. Bingo Night was a success planning on having bingo night in March.
- B. **Vice President** – Thanked everyone for supporting the Board this year also letting the Co-owners know that the club house just received new fire extinguishers because the old ones where never serviced since 2013. Also adding that Fox Chase Association was being sued by old maintenance staff. (Don)
- C. **Treasurer** – Fox Chase Bank \$25,550.15, Petty Cash \$500, Public Service CD \$238,620.68, Public Service Credit Union Fuel \$4,426.46, Huntington CD \$244,099.88, Fuel Card \$50.00, Huntington Bank Checking \$245,324.23, and Receivables \$83,516.57.
- D. **Secretary** – Thanked each Board member for their support. Adding that bingo will be March 16, 2024, doors open at 6.00 all is welcome.

## 6. COMMITTEE REPORTS

- A. **Delinquency Report** - \$8,768.50 0-30 days, \$920.00 31-60 days; 8,354.84 61- 90 days; 91+ Days \$70,565.88 for a total of \$88,609.22
- B. **Pool Committee Report- Looking for pool staff. Placed information in local High Schools.**

## 7. MANAGEMENT REPORT

- Maintenance: work orders issued 32 closed 22, 10 opened.

## 8. FINANCIAL STATEMENTS

Motion by Simons, supported by Diliberti to approve the February 22, 2024, Financial Operations Summaries.

### Roll call to vote:

Burns - yes, Diliberti – yes, LeMieux - yes, Yosin - yes, Vanderhagen - yes, Simons - yes

Motion carried.

### Modification Request(s)

- 9. Motion by Diliberti, supported by LeMieux to confirm the approved modification 37489 Charter Oaks request for replacing Front and back side windows work performed by Home Depot.

### Roll call to vote:

Burns - yes, Diliberti – yes, LeMieux - yes, Yosin - yes, Vanderhagen - yes, Simons – yes

Motion carried.

## 8. BOARD OF DIRECTORS ACTION

- A. Old Business 1. (Revised club house rules)
  - 2. (Hiring clubhouse director)
  - 3.(Seasonal grounds keeper)
  - 4.(Pool repairs)

B. Co-owners comments per the sign in sheet: Janet 34753 COB was asking if she could have a better porch light because the one that she had replaced doesn't look up to date it looks more out dated she would all so like to know if possible if there could be a better procedure when it comes to plowing the community she all so stated that Management is doing a good job so far when it comes to snow removal just need to hear the horns more often. Ms.

Janet also wanted to know if we could put a memorial bench or plaque for Tony Flores for all the hard work and dedication, he put forth as Board President for many of years for Fox Chase.

Kelly Daggett 37409 was requesting the board to approve and pay for the scope of work that was needed in her home Ms. Daggett was denied she felt that there should have been a better way of presenting or stating how or why a Co-Owner was denied she felt the letter was a little harsh or not acceptable.

C. Next Board of Directors meeting is March 28,2024.

**9. ADJOURNMENT:**

The meeting was adjourned at 7:04 p.m.