

FOX CHASE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

February 23, 2023, AT 6:30 P.M.

1. CALL TO ORDER

Sue Diliberti, President called meeting to order at, 6:30 P.M.

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

BOARD MEMBERS ABSENT:

ALSO PRESENT: Don Deburghraeve, Maintenance Supervisor

ABSENT: Dawn Amez, Community Manager

2. APPROVAL OF THE BOARD MINUTES

Motion by Burns supported by Simons, to approve the minutes of the Board of Directors Meeting of Feb 23, 2023, (As corrected if necessary)

Roll call to vote:

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

Motion Carried.

2a. APPROVAL OF THE EXECUTIVE MINUTES

Motion by Yosin, supported by Burns, to approve the minutes of the Executive Meeting of February 23, 2023, (As corrected if necessary)

Roll call to vote:

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

Motion Carried.

3. ADOPTION OF THE AGENDA (as amended)

Motion by Yosin, supported by Vanderhagen to adopt agenda.

Roll call to vote:

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

Motion Carried.

4. Report of Officer

A President - Bingo night everyone enjoyed. Continuing repairs and fix-up
- Continuing repairs and fix-up.
- Thank you for your support.

B. Vice President - Looking forward to the New Management Company.
- Looking forward to the Clubhouse repairs and Remodel.
- Thanks for your support.

C. Treasurer - Account balances reported.

D. Secretary - Would like to remind all about the Meet and Greet on March 12, 2023 at 1:30 to 3:00 with Timmons management Company.

5. Committee Reports

A. Delinquency Report - Report read.

B. Pool Committee Report - no report

6. Management Company Report - Absent

7. Financial Statement

Motion by Burns, supported by Flores, to approve the December 2022 Financial Operations Summaries.

Roll call to vote:

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

Motion Carried.

7a. Motion by Vanderhagen supported by Simons to approve the January 2023 Financial Operation summaries.

Roll call to vote:

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

Motion Carried.

8. Confirming for the record via email the approval and signing of a new management company, Timmons Management by unanimous vote of the Fox Chase Board of Directors, on February 8, 2023. The contract period will be from March 1, 2023, through February 27, 2024.

Roll call to vote:

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

Motion Carried.

9. Motion by Flores supported by Burns to confirm the approval of the modification request of 37323 COB to replace the front porch light. Pictured sample provided falls within Fox Chase standards. Co-owner is responsible for all costs associated with the replacement. As approved by the modification committee.

Roll call to vote:

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

Motion Carried.

10. Motion by Burns supported by Flores to confirm the modification request of 37762 COB to replace the door wall with a style and finish as same. Co-owner is responsible for all costs associated with the replacement. As approved by the modification committee.

Roll call to vote:

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

Motion Carried.

11. Motion to confirm for the record the purchase of 4 megaphone sirens for a cost of \$120.00 for use to assist in alerting residents the snow plowing of the parking bays. As approved by a majority vote of the Board of Directors via email.

Roll call to 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 of the modification request of the c-owners of 37617 COB to install a bathroom fan vent, vented outside to an nearby soffit using a soffit vent. Work will be done by a license contractor Stoney Creek Home Services LLC. This project/work will be all at co-owner cost. As approved by the modification committee.

Roll call to vote:

Burns -yes, Diliberti- yes, Flores- yes, Lynch – yes, Simons- yes, Vanderhagen- yes, Yosin-yes
Motion Carried.

- 13.. Motion by Simons supported by Burns to approve the modification request of 37770 COB to have pavers installed in the patio area by the contractor N & M Restoration per estimate #5510. Approval is based on the contractor meeting with the maintenance department to review the project/work prior to the start of work.

Roll call to vote:

Burns -yes, Diliberti- yes, Flores- yes, Lynch – yes, Simons- yes, Vanderhagen- yes, Yosin-yes
Motion Carried.

14. Confirming for the record the renewal of the Fox Chase WOW cable-phone-internet contract for 2023 at a cost of \$218.47 per month as approved in Executive Session on 1-19-23 by the Board of Directors

So, noted.

- 15 Confirming for the record the renewal of the umbrella insurance coverage for 2023 provided for the Board of Directors by Farm Bureau Insurance at a cost of \$1,691.00 as approved in Executive Session on 1-19-23 by the Board of Directors.

So, noted.

BOARD OF DIRECTORS ACTION

A. Old Business none

B. Co-owners comments per sign in sheet.

1. Daniel Mozelewski 37582 C.O.B Contesting Late fee. Payment was on time.
2. Dave Bedner 37017 Branford Contesting Late fee. Payment was on time.
3. Carey Jackson 23060 Weybridge Asking to look at fees being added to account payment made on time
4. Aizer Gzoka 37330 C.O.B Asking to waive snow fine was bed stricken.
5. Cory Hrndon 37305 Glenbrook Contesting LPS Plumbing charge for low water pressure determined to be a clogged filter.
6. Serad Zelic 37308 C.O.B. Contesting snow fine. Clubhouse lot.

C. Next Board of Directors Meeting – March 23, 2023, at 6:30 p.m

16. ADJURNMENT: 7:14 p.m

Respectfully submitted by Barbara Vanderhagen, Secretary.
The minutes were respectfully submitted by Paul Burns.