

FOX CHASE CONDOMINIUM ASSOCIATION
MONTHLY MEETING
ORDER OF BUSINESS
FEBRUARY 25, 2026
6:30 P.M.

1. CALL TO ORDER

2. Meeting called to order at, 6:33 P.M.

3. BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

K. Simons – Excused (“EA”)
A. Johnson – Absent (“ABS”)

ALSO PRESENT:

Paul Bollinger, Timmons Management Co.
Julie Berishaj, Associate Property Manager, Timmons Management Co

4. APPROVAL OF THE BOARD MINUTES

Motion by Dilberti, supported by Pickoff, to approve the Minutes of the Board of Directors Meeting on January 28, 2026 (As corrected if necessary).

Roll call vote

Sue Diliberti X Neil Pickoff X Kathleen Simons EA Barbara Vanderhagen NO
 Sandra Yosin X Sharon LeMieux X Antoinette Johnson ABS

5. APPROVAL OF THE EXECUTIVE MINUTES

Motion by LeMieux, supported by Pickoff, to approve the Minutes of the January 28, 2026, Executive Meeting (As corrected if necessary)

Roll call vote

Sue Diliberti X Neil Pickoff X Kathleen Simons EA Barbara Vanderhagen NO
Sandra Yosin X Sharon LeMieux X Antoinette Johnson ABS

6. ADOPTION OF THE AGENDA (as amended)

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

Roll call vote

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

7. REPORT OF OFFICER

a. President

i. Introducing the new officer because of the reorganization on January 28, 2026, Executive Board meeting:

1. Sandra Yosin	–	President
2. Neil Pickoff	–	VicePresident
3. Kathleen Simons	–	Treasure
4. Sharon LeMieux	–	Secretary
5. Sue Dilberti	–	Director
6. Antoinette Johnson	–	Director
7. Barbara Vanderhagen	–	Director

b. Vice President

i. No Report.

c. Treasurer

i. Total Bank Assets \$506,845.83

d. Secretary

i. No Report

8. COMMITTEE REPORTS

a. Delinquency Report

i. As of February 24, 2026, the Aged Receivables balance is \$107,004.92.

b. Clubhouse Report

i. We had an incident at the clubhouse that after being investigated was found to be unfounded.

9. MANAGEMENT COMPANY REPORT – TIMMONS MANAGEMENT

10. FINANCIAL STATEMENT

Motion by LeMieux supported by Diliberti to approve the April Financial Report.

Roll call vote

Sue Diliberti X Neil Pickoff X Kathleen Simons AB Barbara Vanderhagen X

Sandra Yosin X Sharon LeMieux X Antoinette Johnson ABS

11. MODIFICATION REQUEST(S)

37489 Charter Oaks Boulevard ("COB") Request approved to replace the windows and storm door.

Roll call vote

Sue Diliberti Vanderhagen Diliberti X Kathleen Simons AB Barbara Vanderhagen

X Sandra Yosin X Sharon LeMieux X Antoinette Johnson ABS

12. BOARD OF DIRECTORS ACTION

a. None During this Reporting Period.

13. OLD BUSINESS

a. None During this Reporting Period

14. CO-OWNERS COMMENTS PER SIGN-IN SHEET

a. 37097 Brynford

i. Co-owner rented the clubhouse and discussed that the rental was not over occupied, and cars were moved as soon as the issue was brought to our attention.

b. 37306 Charter Oaks Boulevard

i. Co-owner stated that:

1. Cars were parked behind my car and didn't move until 9:00 P.M.
2. Car was parked within 5" of my car.
3. A police report was made about this incident.

15. NEXT BOARD OF DIRECTORS MEETING – **WEDNESDAY, March 25, 2026, at 6:30 p.m.**

16. MEETING ADJOURNMENT 7:02 p.m.