

**FOX CHASE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
January 25, 2024  
6:34 P.M.**

**1. CALL TO ORDER**

Paul Burns, President, called the meeting to order at 6:34 p.m.

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

**Board Members Absent and Excused: Joan Scavone**

**Others Present:**

Paul Bollinger, Timmons Management  
Stanell Bolden, Property Manager

**2. APPROVAL OF THE BOARD MINUTES**

Motion by Simons supported by LeMeiux to approve the minutes of the Board of Directors of January 25, 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 Yosin, supported by Simons to approve the Executive minutes of the Board of Directors of January 25, 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 Vanderhagen supported by Simons 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.

- B. **Vice President** – Thanked everyone for supporting the Board this year also letting the Co-owners know how well Fox Chase has come for being under budget this year since being under new management and would like to have more of the gatherings for the community to be catered more often for the Fox Chase community.
- C. **Treasurer** – Fox Chase Bank \$25,268.23, Petty Cash \$250, Public Service CD \$238,620.68, Public Service Credit Union Fuel \$4,419.94, Huntington CD \$235,077.76, Fuel Card \$50.00, Huntington Bank Checking \$245,324.23, and Receivables \$83,516.57.
- D. **Secretary** – Thanked each Board member for their support. Nothing to report currently.

## 6. COMMITTEE REPORTS

- A. **Delinquency Report** - \$17,345.29 30 0-30 days, \$10,269.00 60 31-60 days; \$927.00 61- 90 days; 91+ Days \$54,930.28 for a total of \$83,516.57
- B. **Pool Committee Report- Looking for pool staff. Placed information in local High Schools.**

## 7. MANAGEMENT REPORT

- Maintenance: work orders issued 26, closed 8, 18 opened.

## 8. FINANCIAL STATEMENTS

Motion by Simons, supported by LeMieux to approve the January 25, 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 Simons, 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 (Jennifer 37296 COB) Water pooling up in front of home will call contractor once weather permits for repairs to concrete. Parking lot coverage concerns once pool begins to open also co-owner wants to know if we could paint the address numbers over the ® and make sure the pool visitors don't park in their spot once the spots are converted. (Denise Lynch 37261 COB) Co-owner questioned the board and Management about the New HOA fees how it was implemented and since the association didn't go up on fuel cost this year, she wanted to know how the fuel was being paid since there won't be an increase this year. Also, she had concerns about how the board catered the Christmas party and wanted to know where the money came from to cater

the Christmas party. She stated as a previous board member the board did potluck between Ms. Lynch and Ms. Yosin (new board member) the comments Ms. Lynch stated that she felt it was unreasonable and a waste of food and money. Ms. Yosin explained to Ms. Lynch that the Christmas Party was a success and that the board will cater the Christmas party this year 2024. Ms. Lynch also had questions for Timmons Management it was stated too Ms. Lynch by Paul Bollinger Ms. Lynch it seems whatever we do isn't good enough for you Ms. Lynch. (Carol Flores 37267 COB) Ms. Flores also stated that her and her husband never got reimbursed for anything that they have contributed to Fox Chase gatherings in the past while her husband was alive Ms. Flores stated along with Ms. Lynch how much of amount of food went to waste and they weren't reimbursed. Ms. Yosin stated to the Co-Owners that attended the meeting that we are planning on catering the next coming events for Fox Chase.

C. Next Board of Directors meeting is February 22, 2024.

## 9. ADJOURNMENT:

The meeting was adjourned at 7:09 p.m.