

**FOX CHASE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 23, 2025
6:30 P.M.**

1. CALL TO ORDER

Sue Dilberti, President, called the meeting to order at 6:30p.m.

Board Members Present: Sue Diliberti,, Sandra Yosin, Kathleen Simons, Sharon LeMeiux, Joan Scavone, Neil Pickoff

Board Members Absent and Excused: Barbara Vanderhagen

Others Present:

Paul Bollinger, Timmoms Management Co.

Erika Lathan, Property Manager, Timmons Management Co.

2. APPROVAL OF THE BOARD MINUTES

Motion by Simons supported by LeMieux to approve the minutes of the Board of Directors of January 23, 2025.

Roll call to vote:

Pickoff – yes, Diliberti – excused, Simons – yes, Yosin - yes, Vanderhagen – excused, LeMieux – yes

Motion carried.

3. APPROVAL OF THE EXECUTIVE MINUTES

Motion by Yosin, supported by Pickoff, to approve the Executive minutes of the Board of Directors of January 23, 2025.

Roll call to vote:

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

4. ADOPTION OF THE AGENDA (as amended)

Motion by Simons supported by Yosin to adopt the agenda.

Roll call to vote:

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

5. REPORT OF OFFICERS

~~a. President~~—Thank you for ~~The. Patios are private, no one is allowed to be in your area. Contrary to the AML rules and regulations. Spoke on violations and bylaws. Thank you to everyone who attended the Christmas Party. All Residents who call the Attorney PCK will be billed back for the call/email.~~

~~b.a.~~ **Vice President** — Commented that Facebook is a social media sight Not Fox Chase Community page. Announced that Janet Shilabo is moving, you will be missed.

~~c.b.~~ **Treasurer** –Total Cash assets of \$626,603.26 total assets \$703,245.08 Spoke siding expense 205K.

~~d.c.~~ **Secretary** – Madame Secretary commented that Bingo night was a success, please join us on 2/21/25 @ 6:00pm.

6. COMMITTEE REPORTS

a. Delinquency Report

\$22,136.11 0-30 days \$19,621.63 31-60 days \$715.50 61-90days \$85,829.46-91+days

b. **Pool Committee Report** –We are applying for permits and ordering supplies.

7. MANAGEMENT REPORT

Maintenance: (work orders346 work orders 341 closed, open 5)

8. FINANCIAL STATEMENTS

Motion by **SIMONS**, supported by Scavone to approve January 23, 2025, Financial Operations Summaries.

Roll call to vote:

Pickoff - yes, Diliberti – yes, LeMieux - yes, Yosin - yes, Vanderhagen -excused, Simons – yes, Scavone – Yes, Motion carried.

9. Modification Request(s)none

Roll call to vote:

Pickoff ____, Diliberti ____ LeMieux ____ Yosin ____ Vanderhagen ____ Simons ____ Scavone ____

10. BOARD OF DIRECTORS ACTION

a. Old Business

i. ADA Restroom

b. Co-owners comments per the sign in sheet

-NONE

11. Next Board of Directors meeting is March 27, 2025 @6:30p.m.

12. **ADJOURNMENT:** 7:20pm

