FOX CHASE CONDOMINIUM ASSOCIATION
MONTHLY MEETING
ORDER OF BUSINESS
July 22, 2026
6:30 P.M.

1. CALL TO ORDER

2. Meeting called to order at, _6;32_ P.M.

3. BOARD MEMBERS PRESENT:
   VACANT __ Neil Pickoff_x_ Kathleen Simons _x_Barbara Vanderhagen _x_
   Sandra Yosin _x_ Sharon LeMieux _x_ Antoinette Johnson_ABS__

   BOARD MEMBERS ABSENT:

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

4. APPROVAL OF THE BOARD MINUTES
   Motion by _Simons___ , supported by _LeMieux___ , to approve the Minutes of the Board of Directors Meeting on May 27, 2026 (As corrected if necessary).

   Roll call vote
   VACANT __ Neil Pickoff_x_ Kathleen Simons _x_Barbara Vanderhagen _x_
   Sandra Yosin _x_ Sharon LeMieux _x_ Antoinette Johnson_ABS_

5. APPROVAL OF THE EXECUTIVE MINUTES
   Motion by _Pickoff___ , supported by _Simons___ , to approve the Minutes of the May 27, 2026, Executive Meeting (As corrected if necessary)

   Roll call vote
   VACANT _ Neil Pickoff_x_ Kathleen Simons _x_Barbara Vanderhagen _x_
   Sandra Yosin _x_ Sharon LeMieux _x_ Antoinette Johnson_ABS_

6. ADOPTION OF THE AGENDA (as amended)
   Motion by, _LeMieux_ supported by, _Pickoff___ to adopt the agenda.

   Roll call vote
   VACANT __ Neil Pickoff_x_ Kathleen Simons _x___ Barbara Vanderhagen _x_
   Sandra Yosin _x___ Sharon LeMieux _x_ Antoinette Johnson_ABS_

7. REPORT OF OFFICER
   a. President
   I. The pool is very useful; residents love the pool. Deposit $955 from the pool income.
   b. Vice President.
   i. No report.
   c Treasure.
   i,. No report.
   d, Secretary
   i. No report.

c. COMMITTEE REPORTS

a. Delinquency Report

I, 54 Delinquencies.

b. Clubhouse Report

I, No report.

d. MANAGEMENT COMPANY REPORT - TIMMONS MANAGEMENT

e. FINANCIAL STATEMENT

Motion by _Simons_ supported by, _Pichoff__ to approve the May & June 2026 Financial Report.

Roll call vote
VACANT __ Neil Pickoff_x_ Kathleen Simons _x___ Barbara Vanderhagen _x_
Sandra Yasin _x_ Sharon LeMieux _x_ Antoinette Johnson_ABS_

f. MODIFICATION REQUEST(S)

37349 Charter Oaks Boulevard ("COBn) Request approved to stain deck and repair the fence gate.

Roll call vote
Sue Diliberti __ Neil Pickoff_X_ Kathleen Simons _X_Barbara Vanderhagen **_X___**
Sandra Yosin **_X_** Sharon LeMieux **_X___** Antoinette Johnson_ABS_

37063 Brynford Request approved to install brick pavers in the 7' X 5n area to the left side of the stairs and 5" X 5" area to the right of the stairs using 3 X 6 brick pavers in Autom Blend color. Additionally, install a border of straight bricks.

Roll call vote
Sue Diliberti __ Neil Pickoff_X_ Kathleen Simons _X_Barbara Vanderhagen **_X_**
Sandra Yasin **_X___** Sharon LeMieux **_X___** Antoinette Johnson_ABS_

37044 Brynford Request approved to replace the lower back windows and upper door wall to match existing color.

Roll call vote
Sue Diliberti __ Neil Pickoff_X_ Kathleen Simons _X_Barbara Vanderhagen **_X_**
Sandra Yosin **_X_** Sharon LeMieux_X_Antoinette Johnson_ABS_

37052 Request approved to replace the front and back windows.

Roll call vote
Sue Diliberti __ Neil Pickoff_X_ Kathleen Simons _X_Barbara Vanderhagen _X_
Sandra Yosin _X_ Sharon LeMieux _X_ Antoinette Johnson_ABS___

37381 Charter Oaks Boulevard ("COB") Request approved for windows and door wall replacement.

Roll call vote

Sue Diliberti _ Neil Pickoff_X_ Kathleen Simons _X_Barbara Vanderhagen _X_
Sandra Yosin _X__ Sharon LeMieux _X_Antoinette Johnson_ABS_

37342 Charter Oaks Boulevard ("COB") Request approved to replace the front storm door.

Roll call vote
Sue Diliberti _ Neil Pickoff_X_ Kathleen Simons _X_Barbara Vanderhagen _X_
Sandra Yosin _X_ Sharon LeMieux _X_ Antoinette Johnson_ABS_

37324 Charter Oaks Boulevard ("COB") Request approved to extend their patio to be 12" by 24.5'

Roll call vote
Sue Diliberti ___ Neil Pickoff_X_ Kathleen Simons _X_Barbara Vanderhagen _X_
Sandra Yosin _X__ Sharon LeMieux _X_ Antoinette Johnson_ABS___

37305 Charter Oaks Boulevard ("COB") Request approved to upgrade their electrical panel to 200 amp.

Roll call vote
Sue Diliberti __ Neil Pickoff_X_ Kathleen Simons _X_Barbara Vanderhagen _X_
Sandra Yosin _X_ Sharon LeMieux **_X_**___ Antoinette Johnson_ABS_

37599 Charter Oaks Boulevard ("COB") Request approved to install a wooden gate.

Roll call vote
Sue Diliberti __ Neil Pickoff_X_ Kathleen Simons _X_Barbara Vanderhagen _X_
Sandra Yosin _X_ Sharon LeMieux_X_Antoinette Johnson_ABS_

37328 Charter Oaks Boulevard ("COB") Request approved to remove a tree from the backyard.

g. BOARD OF DIRECTORS ACTION

h. OLD BUSINESS

i. CO-OWNERS COMMENTS PER SIGN-IN SHEET

j. NEXT BOARD OF DIRECTORS MEETING - **WEDNESDAY, September 23_J02.§, at 6:30 p.m.**

k. MEETING ADJOURNMENT _7;26_ p.m.

2. Meeting called to order at _7;31_ p.m.

3. Board Members Present:

Pickoff_x_Simons_x_Vanderhagen_x_Yosin_x_LeMieux_x_
Johnson_ VACANT_ ASP___

Board Members Absent and Excused:

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

4. Management Report
   a. Violations List (see attached report)
   b. Insurance Claims
      i. Claim No. BO-100104678

5. Miscellaneous
   a. Maintenance Technician wages

Motion by _Simons_, supported by _Nickoff_, to increase the Maintenance Technician wages from the Budgeted $25.00 to $27.00 per hour. This increase would take effect effective _____

Roll call vote:
VACANT __ Neil Pickoff_x_ Kathleen Simons _x_ Barbara Vanderhagen
_x_ Sandra Yosin _x_ Sharon LeMieux _x_ Antoinette Johnson_ABS__

Meeting Adjourned _8;30_ pm