

FOX CHASE CONDOMINIUM ASSOCIATION
MONTHLY MEETING
ORDER OF BUSINESS
JULY 23, 2025
6:30 P.M.

1. CALL TO ORDER

2. Meeting called to order at, 6:30 P.M.

3. BOARD MEMBERS PRESENT:

Sue Diliberti X Neil Pickoff X Kathleen Simons X Barbara Vanderhagen X
Sandra Yosin EX Sharon LeMieux X VACANT

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 Diliberti, supported by Simons, to approve the Minutes of the Board of Directors Meeting on June 25, 2025 (As corrected if necessary).

Roll call vote

Pickoff X Diliberti X Simons X Vanderhagen X Yosin EX LeMieux X VACANT

5. APPROVAL OF THE EXECUTIVE MINUTES

Motion by Diliberti, supported by Simons, to approve the Minutes of the June 25, 2025, Executive Meeting (As corrected if necessary)

Roll call vote:

Pickoff X Diliberti X Simons X Vanderhagen X Yosin EX LeMieux X VACANT

6. ADOPTION OF THE AGENDA (as amended)

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

Roll call vote:

Pickoff X Diliberti X Simons X Vanderhagen X Yosin EX LeMieux X VACANT

7. REPORT OF OFFICER

a. President

- i. Played a vulgar voice mail that was left by a co-owner so the co-owners in attendance could hear how some of the co-owners speak to the team.
- ii. Reminded co-owners that this kind of communication will not be tolerated.

b. Vice President

- i. Nothing to report.

c. Treasurer

- i. We have a total of \$425,782.98 on deposit.

d. Secretary

- i. Nothing to report

8. COMMITTEE REPORTS

a. Delinquency Report

- i. We have a total of 61 co-owners who are delinquent.
- ii. We have received \$26,000 in payments through legal actions.

b. Clubhouse Report

- i. We will be cleaning the Clubhouse if anyone want to assist.

9. MANAGEMENT COMPANY REPORT – TIMMONS MANAGEMENT

10. FINANCIAL STATEMENT

Motion by Simons supported by, LeMieux to approve the April Financial Report.

Roll call vote:

Pickoff X Diliberti X Simons X Vanderhagen X Yosin EX LeMieux X Scavone
X

11. MODIFICATION REQUEST(S)

37522 Charter Oaks Boulevard ("COB") Request approved to replace door wall, color to be white.

Roll call vote:

Pickoff X Diliberti X Simons X Vanderhagen X Yosin EX LeMieux X VACAN
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37305 Glenbrook Request approved to replace front porch light.

Roll call vote:

Pickoff X Diliberti X Simons X Vanderhagen X Yosin EX LeMieux X VACAN
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12. BOARD OF DIRECTORS ACTION

- a. None

13. OLD BUSINESS

- A. NONE

14. CO-OWNERS COMMENTS PER SIGN-IN SHEET

- a. 37549 Charter Oaks Boulevard ("COB")
- b. 37296 COB
 - i. Request removing fine & late Fee
 - 1. *Outcome – Board approved removing \$40.00*
- c. 37336 COB
 - i. Request that the property manager knock on doors when posing a violation on the door.
 - ii. Reported rats in the back yard.
 - 1. *Outcome – Site Team to contract pest control company*
- d. 37599 COB
 - i. Requested that eh violation fee be removed.
 - 1. *Outcome – Board approved removing \$40.00*
- e. 37261 COB
 - i. When will the pool open?
 - ii. Were the lights reinstalled in the pool?
 - iii. We have had four (4) property Managers in 2 years, why?
 - iv. We have had three (3) maintenance people in 2 years, why?
 - v. We have weeds in the common areas and oil stains.
- f. 37561 COB
 - i. Fined for weeds; however, the moss in between the pavers is not a weed.
 - 1. *Outcome – The Site Team is to evaluate.*
 - ii. Who is responsible for the weed tree outside of the fence
 - 1. *Outcome – The Site Team is to evaluate.*
- g. 37489 COB
 - i. I received a Second Violation; however, I did not receive the First Violation.
 - 1. *Outcome – Board approved removing \$40.00*
- h. 37072 COB

- i. Remove the violation fee.
 - 1. *Outcome – Board approved removing the Violation Fee (\$100.00) and the Late Fee (\$40.00).*
- i. 37453 COB
 - i. The steps at front porch are the wrong size and creating a trip hazard.
 - 1. *Outcome – Contractor to replace the step.*
 - ii. The maple tree is hitting the back of the house.
 - 1. *Outcome – The site Team is to evaluate.*
- j. 37472 COB
 - i. Repair the back steps.
 - ii. Look at the unit behind me for a tall tree.
- k. 37483 COB
 - i. Add a picture to the violation letter so I know what you are requesting.
 - ii. Remove the Violation Fee and the Late Fee.
 - 1. *Outcome – Board approved removing the Violation Fee (\$100.00) and the Late Fee (\$40.00).*
- l. 37547 COB
 - i. Remove the fine for the violation
 - 1. *Outcome – Remove \$40.00*
- m. 37076 COB
 - i. Remove the fine for the violation
 - 1. *Outcome – Remove \$40.00*
- n. 37427 COB
 - i. Found a squirrel living in my car engine
 - ii. I received a trash fine when I was out of town
 - 1. *Outcome – Remove \$100.00*
- o. 37306 COB
 - i. What is the Rental Policy?

15. NEXT BOARD OF DIRECTORS MEETING – **WEDNESDAY**, August 27, 2025 @ 6:30 p.m.

16. ADJOURNMENT: at 8:15 P.M.