

**FOX CHASE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
June 22, 2023  
6:30 P.M.**

**1. CALL TO ORDER**

Kathy Simons, Vice President, called the meeting to order at 6:31 p.m.

**Board Members Present:** Paul Burns, Barbara Vanderhagen, Sandra Yosin, Kathleen Simons,  
Sharon LeMeiux

**Board Members Absent and Excused:** Sue Diliberti

**Others Present:**

Paul Bollinger, Timmons Management  
Pat Kincaid, Property Manager

**2. APPROVAL OF THE BOARD MINUTES**

Motion by Burns supported by Yosin to approve the minutes of the Board of Directors of May 25, 2023.

**Roll call to vote:**

Burns - yes, Simons – yes, Yosin - yes, Vanderhagen – yes, LeMeiux - yes  
**Motion carried.**

**2a. APPROVAL OF THE EXECUTIVE MINUTES**

Motion Burns supported by LeMeiux to approve the Executive minutes of the Board of Directors of May 25, 2023.

**Roll call to vote:**

Burns - yes, Simons – yes, Yosin - yes, Vanderhagen - yes, LeMeiux - yes  
**Motion carried.**

**3. ADOPTION OF THE AGENDA (as amended)**

Motion by Burns supported by Vanderhagen to adopt the agenda.

**Roll call to vote:**

Burns - yes, Simons - yes, Vanderhagen - yes, Yosin – yes, LeMeiux - yes  
**Motion carried.**

**4. REPORT OF OFFICERS**

- A. **President** -
- B. **Vice President** – Resignation of Denise Lynch from the Board for personal reasons. The Board thanks her for her years of service. Asking residents to be patient and understanding about the pool hours and closing during inclement weather. Pool party 7-1-23 from 2 pm until 4 pm. Hotdogs and chips are provided. Donation of desserts are welcome.
- C. **Treasurer** – Fox Chase Bank, \$87,300.93, CIT Checking \$17,585.10, Petty Cash \$250, CIT Money Market \$63,126.89, Live Oak CD \$206,807.31, Public Service CD \$238,620.68, Public Service Credit Union \$4,419.94, Huntington CD \$235,077.76, Receivables \$55,928.04
- D. **Secretary** –

## 5. COMMITTEE REPORTS

- A. **Delinquency Report** - \$14,292.00 30 days or less, \$8,881.00, 60 days or less over 90 days \$34,045.50. Total \$57,244.50
- B. **Pool Committee Report**- Still looking for lifeguards. Incident at pool of with a parent swearing.

## 6. MANAGEMENT REPORT

- Maintenance: 30 work orders issued, 22 closed, 8 open in April; 38 issued, 31 closed, 9 open in May. Work orders are being uploaded into Rent Manager software.
- Worked with maintenance staff to prioritize units requiring painting. Maintenance will start painting the units starting with poor condition to good condition.
- Working on securing gas prices by shopping out gas supplier rates through gas suppliers and will report back to the Board.
- We are working with the Maintenance Team to secure quotes on the following projects: a. Deck repairs. b. Siding replacement. c. Building painting
- Looking at replacement of cement projects in Court G
- Grills near units. Per the Clinton Twp Fire-Rescue-Fire Prevention Division all barbeques must be 10 feet away from any combustible material.

## 7. FINANCIAL STATEMENTS

Motion by Burns supported by LeMieux to approve the May 25, 2023, Financial Operations Summar

### Roll call to vote:

Burns - yes, LeMieux - yes, Yosin - yes, Vanderhagen - yes, Simons - yes

**Motion carried**

## 8. BOARD OF DIRECTORS ACTION

- A. Old Business
- B. Co-owners comments per sign in sheet

- 37559 COB requesting waiver of \$285.00 of late fees based on mailbox modification. Mailbox was mounted on the brick façade prior to 1979 when tenant moved in. Mailbox approved as it is by Board of Directors October 27, 2022.
  - 37720 COB requesting reimbursement of sump pump fees. He paid for the replacement of a sump pump during an emergency
  - 37619 COB regarding pool incident with parent
  - 37352 Glenbrook regarding the bright security light outside her house. She wants to remove it.
  - 37285 COB regarding EV charging stations. Deferred to committee on how to address the need.
- C. Next Board of Directors meeting is July 27, 2023.

**9. ADJOURNMENT:**

The meeting was adjourned at 7:26 p.m.