

FOX CHASE CONDOMINIUM ASSOCIATION
MONTHLY MEETING
ORDER OF BUSINESS
June 25, 2025
6:30 P.M.

1. CALL TO ORDER

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

3. BOARD MEMBERS PRESENT:

Sue Dilberti X Neil Pickoff X Kathleen Simons X Barbara Vanderhagen X
Sandra Yosin X Sharon LeMieux X Joan Scavone Resigned (« R »)

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 Yosin, supported by LeMieux, to approve the Minutes of the Board of Directors Meeting on May 22, 2025 (As corrected if necessary).

Roll call vote

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

5. APPROVAL OF THE EXECUTIVE MINUTES

Motion by Simons, supported by Scavone, to approve the Minutes of the May 22, 2025, Executive Meeting (As corrected if necessary)

Roll call vote:

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

6. ADOPTION OF THE AGENDA (as amended)

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

Roll call vote:

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

7. REPORT OF OFFICER

a. President

- i. Joan Scavone has resigned from the Board tonight.
- ii. Co-owners need to stop using foul language in the office and community room. Co-owners that continue to curse at the Board and Timmons Staff will be referred to legal for follow-up.
- iii. Co-owners need to stop being disrespectful toward board members. You can disagree respectfully without cursing at the Board. If this behavior continues, co-owners who violate this will be referred to legal action.

b. Vice President

- i. Sunday, June 29, 2025, is the last day for pool passes.

c. Treasurer

- i. We have \$442,364.49 on deposit with our financial institutions.
- ii. We have \$670,801.41 in Total Assets
- iii. We have paid 65% or \$290,379.05 toward the pool renovations.

d. Secretary

- i. Reminder of the Yard Sale

8. COMMITTEE REPORTS

a. Delinquency Report

- i. Simons reported on the legal updates.
- b. Clubhouse Report
 - i. Renovations on the pool continues to move forward and we anticipate the pool opening late this season.

9. MANAGEMENT COMPANY REPORT – TIMMONS MANAGEMENT

10. FINANCIAL STATEMENT

Motion by _Simons_ supported by, _Yosin_ to approve the April Financial Report.

Roll call vote:

Pickoff __X__ Diliberti __X__ Simons __X__ Vanderhagen __X__ Yosin __X__ LeMieux __X__ Scavone __R__

11. MODIFICATION REQUEST(S)

1. 37760 Charter Oaks Boulevard ("COB") – Request to Install Railing on Front Porch.

Roll call vote:

Pickoff __X__ Diliberti __X__ Simons __X__ Vanderhagen __X__ Yosin __X__ LeMieux __X__ Scavone __R__

2. 37095 Brynford – Request to install wood fence in back yard.

Roll call vote:

Pickoff __X__ Diliberti __X__ Simons __X__ Vanderhagen __X__ Yosin __X__ LeMieux __X__ Scavone __R__

3. 37643 COB – Request to install a deck using Trex and Bronze aluminum rail.

Roll call vote:

Pickoff __X__ Diliberti __X__ Simons __X__ Vanderhagen __X__ Yosin __X__ LeMieux __X__ Scavone __R__

- ~~4. 37305 COB – Request to install a fence where the neighbor trimmed the shrub without association authorization.~~

~~Roll call vote:~~

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

5. 37653 COB – Request approval to install a six-panel entry door and storm door.

Roll call vote:

Pickoff __X__ Diliberti __X__ Simons __X__ Vanderhagen __X__ Yosin __X__ LeMieux __X__ Scavone __R__

6. 37584 COB – Request to install fence

Roll call vote:

Pickoff __X__ Diliberti __X__ Simons __X__ Vanderhagen __X__ Yosin __X__ LeMieux __X__ Scavone __R__

7. 37361 COB – Request to replace a dead shrub.

Roll call vote:

Pickoff __X__ Diliberti __X__ Simons __X__ Vanderhagen __X__ Yosin __X__ LeMieux __X__ Scavone __R__

12. BOARD OF DIRECTORS ACTION

- a. "THANK YOU" to Joan Scavoe for her commitment and service to the Board and the Fox Chase community.

13. OLD BUSINESS

- a. No action needed

14. CO-OWNERS COMMENTS PER SIGN-IN SHEET

- a. 37269 Charter Oaks Boulevard ("COB")
 - i. When will the shrubs be trimmed
 - 1. First two weeks in July
- b. 37453 COB
 - i. Please include our home in the tree trimming plan for this year.
- c. 20360 Weybridge
 - i. I respect the Board process, but "Stop being a victim."
 - ii. Requested to review the financials.

15. NEXT BOARD OF DIRECTORS MEETING – **WEDNESDAY**, July 23, 2025 @ 6:30 p.m.

16. ADJOURNMENT: 7:21 p.m.