## FOX CHASE CONDOMINIUM ASSOCIATION MONTHLY MEETING ORDER OF BUSINESS June 25, 2025

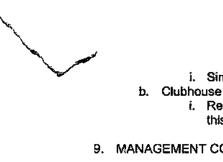
6:30 P.M.

1.	CALL TO ORDER
2.	Meeting called to order at, _6:30_P.M.
3.	BOARD MEMBERS PRESENT: Sue Dilberti _X_ Neil PickoffX_ Kathleen SimonsX_ Barbara Vanderhagen _X_ Sandra YosinX_ Sharon LeMieux _X_ Joan ScavoneResigned (« 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_XDilibertiX_SimonsX_VanderhagenX_YosinX_LeMieuxX_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_ScavoneR_
7.	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

- 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

this will be referred to legal action.

- 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



- Simons reported on the legal updates.
- b. Clubhouse Report

10. FINANCIAL STATEMENT

- i. Renovations on the pool continues to move forward and we anticipate the pool opening late this season.
- 9. MANAGEMENT COMPANY REPORT TIMMONS MANAGEMENT
- Motion by Simons supported by, Yosin to approve the April Financial Report.

Roll call vote: Pickoff X Diliberti X Simons X Vanderhagen X Yosln X LeMieux X Scavone

## 11. MODIFICATION REQUEST(S)

٦,	37760 Charter Daks 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_

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\_\_

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

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

Roll call vote:

Pickeff\_\_\_Diliberti\_\_\_Simons\_\_\_Vanderhagen\_\_\_Yosin\_\_\_LeMieux\_\_\_Scavene\_

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\_\_

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")
  - When will the shrubs be trimmed
     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.