

FOX CHASE CONDOMINIUM ASSOCIATION
MONTHLY MEETING
MINUTES
MARCH 25, 2026
6:30 P.M.

1. CALL TO ORDER

2. Meeting called to order at, 6:31 P.M.

3. BOARD MEMBERS PRESENT:

Sue Diliberti X Neil Pickoff X Kathleen Simons ABS Barbara Vanderhagen X
Sandra Yosin X Sharon LeMieux X Antoinette Johnson X

BOARD MEMBERS ABSENT:

Kathleen Simons

ALSO PRESENT:

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

4. APPROVAL OF THE BOARD MINUTES

Motion by LeMieux , supported by Pickoff , to approve the Minutes of the Board of Directors Meeting on February 25, 2026 (As corrected if necessary).

Roll call vote

Sue Diliberti X Neil Pickoff X Kathleen Simons ABS Barbara Vanderhagen X
Sandra Yosin X Sharon LeMieux X Antoinette Johnson X

5. APPROVAL OF THE EXECUTIVE MINUTES

Motion by Pickoff , supported by Vanderhagen , to approve the Minutes of the February 25, 2026, Executive Meeting (As corrected if necessary)

Roll call vote

Sue Diliberti X Neil Pickoff X Kathleen Simons ABS Barbara Vanderhagen X
Sandra Yosin X Sharon LeMieux X Antoinette Johnson X

6. ADOPTION OF THE AGENDA (as amended)

Motion by LeMieux , supported by Johnson , to adopt the agenda.

Roll call vote

Sue Diliberti X Neil Pickoff X Kathleen Simons ABS Barbara Vanderhagen X
Sandra Yosin X Sharon LeMieux X Antoinette Johnson X

7. REPORT OF OFFICER

a. President

i. Asked Karen where her Police Report was made?

1. Karen replied, in part

a. I told police to do what they wanted.

b. I'm not talking about it anymore. I have gotten an attorney.

b. Vice President

i. No report during this reporting period.

c. Treasurer

i. Total Assels of \$678,876.04.

ii. Gas & Water is \$100,097.36 hirer than last year.

d. Secretary

i. No report during this reporting period.

8. COMMITTEE REPORTS

a. Delinquency Report

- i. Delinquencies as of February 28, 2026 are \$102,046.56.
- b. Clubhouse Report
 - i. No report during this reporting period.

9. MANAGEMENT COMPANY REPORT – TIMMONS MANAGEMENT

- a. Year to date, we have received fourteen (14) Service Requests and completed ten (10) in 2026.
 - i. We have seven (7) Service Requests that were still open at the end of 2025.
 - 1. One (1) Service Request is being completed by Maintenance.
 - 2. Six (6) Service Requests will be completed with the Commercial Tree work
- b. Step Replacement
 - i. Cement-It to complete the following work at a cost of \$3,690.00:
 - 1. 19 Steps
 - 2. 1 door sill replacement
 - 3. 1 porch tuckpoint
- c. Structural Engineer Quote
 - i. The Lighthouse Companies, Inc.,(Not to Exceed \$2,500.00) to draft the Scope of Work to have a contractor repair a cracked roof truss in the attic of 37637 COB that was identified during an inspection that was completed for a potential purchaser.
- d. Access Control at the Clubhouse
 - i. Kidon Security LLC to install access control in lieu of rekeying the community room at a cost of \$3,144.32.
- e. Fox Chase Team
 - i. Seasonal Maintenance Technician
 - 1. We have onboarded Ricardo Rivers for the 2026 Seasonal Maintenance Technician position.
- f. Lifeguards
 - i. We are currently recruiting for the 2026 Seasonal Maintenance Technician position.
- g. We are working on developing our 2026 tree trimming package.

10. FINANCIAL STATEMENT

Motion by Diliberti , supported by Pickoff , to approve the January Financial Report.

Roll call vote

Sue Diliberti X Neil Pickoff X Kathleen Simons ABS Barbara Vanderhagen X
 Sandra Yosin X Sharon LeMieux X Antoinette Johnson X

11. MODIFICATION REQUEST(S)

37613 Charter Oaks Boulevard ("COB") Request approved to replace the windows, Door, and Doorwall.

Roll call vote

Sue Diliberti X Neil Pickoff X Kathleen Simons ABS Barbara Vanderhagen X
 Sandra Yosin X Sharon LeMieux X Antoinette Johnson X

37546 Charter Oaks Boulevard ("COB") Request approved to replace the Doorwall.

Roll call vote

Sue Diliberti X Neil Pickoff X Kathleen Simons ABS Barbara Vanderhagen X
 Sandra Yosin X Sharon LeMieux X Antoinette Johnson X

37480 Charter Oaks Boulevard ("COB") Request approved to replace two (2) bedroom windows.

Roll call vote

Sue Diliberti Neil Pickoff Kathleen Simons ABS Barbara Vanderhagen
Sandra Yosin Sharon LeMieux Antoinette Johnson

37051 Brynford Request approved to replace the windows, Door, and Doorwall.

Roll call vote

Sue Diliberti Neil Pickoff Kathleen Simons ABS Barbara Vanderhagen
Sandra Yosin Sharon LeMieux Antoinette Johnson

37388 Charter Oaks Boulevard ("COB") Request approved to replace the Door and storm door.

Roll call vote

Sue Diliberti Neil Pickoff Kathleen Simons ABS Barbara Vanderhagen
Sandra Yosin Sharon LeMieux Antoinette Johnson

12. BOARD OF DIRECTORS ACTION

- a. None during this reporting period.

13. OLD BUSINESS

- a. None during this reporting period

14. CO-OWNERS COMMENTS PER SIGN-IN SHEET

- a. 37351 Brynford
- i. Do we have a rental cap?
 - ii. Do we allow Airbnb's
 - iii. Garbage
- b. 37442 Charter Oaks Boulevard ("COB")
- i. Requested late fee be removed due to not receiving the letter or coupon book.
- c. 37547 COB
- i. Requested that we explain the Energy Policy.
- d. 37357 COB
- i. Weeds in the lawn
 - ii. Activities for the kids.

15. NEXT BOARD OF DIRECTORS MEETING – **WEDNESDAY, April 22, 2026, at 6:30 p.m.**

16. MEETING ADJOURNMENT 7:06 p.m.