

**FOX CHASE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

March 27, 2025

6:30 P.M.

1. CALL TO ORDER

Sue Diliberti, President, called the meeting to order at 6:30 p.m.

Board Members Present: Sue Diliberti, Sandra Yosin, Sharon LeMeiux, Joan Scavone, Neil Pickoff, Barbara Vanderhagen

Board Members Absent and Excused: Kathleen Simons

Others Present:

Paul Bollinger, Timmons Management Co.

Associate Property Manager, Timmons Management Co.

2. APPROVAL OF THE BOARD MINUTES

Motion by **Scavone** supported by **LeMeiux** to approve the minutes of the Board of Directors of February 27, 2025

Roll call to vote:

Pickoff – yes, Diliberti – yes, Yosin - yes, Vanderhagen – yes, LeMeiux – yes Scavone-yes,
Simons-excused
Motion carried.

3. APPROVAL OF THE EXECUTIVE MINUTES

Motion by **Yosin** supported by **Pickoff**, to approve the Executive minutes of the Board of Directors of February 27, 2025.

Roll call to vote:

Pickoff – yes, Diliberti – yes, Simons – excused, Yosin - yes, Vanderhagen - yes, LeMeiux – yes
Scavone- yes
Motion carried.

4. ADOPTION OF THE AGENDA (as amended)

Motion by **Vanderhagen** supported by **Yosin** to adopt the agenda.

Roll call to vote:

Pickoff - yes, Diliberti – yes, Simons - excused, Vanderhagen - yes, Yosin – yes, LeMeiux – yes
Scavone- yes
Motion carried.

5. REPORT OF OFFICERS

- a. **President** – U&S was approved to make the ADA improvements to the restroom. Owner contact form is being delivered to your door. The owner contact form will be mailed to the owner.
- b. **Vice President** — absent (excused)
- c. **Treasurer** –Total Cash assets of \$735,423.54.
- d. **Secretary** – Bingo night was a success, please join us on 04/11/25 @ 6:00pm.

6. COMMITTEE REPORTS

- a. **Delinquency Report**
\$21,066.35 0-30 days \$14,827.11 31-60 days \$12,319.10 61-90days \$117,238.00 91+days
- b. **Pool Committee Report** – The pool repairs are proceeding as planned.

7. MANAGEMENT REPORT

- a. Maintenance: (25 work orders; 23 closed; open 2).
- b. The pool renovations are proceeding. **We are anticipating a pool opening on July 1, 2025.**
- c. U & S Companies was approved to complete the ADA Restroom renovations.
- d. Dynamic Underground Group and Hopper Electric were awarded the light pole repairs near 37351 Glenbrook.

8. FINANCIAL STATEMENTS

Motion by **Yosin**, supported by **Scavone** to approve the February 28, 2025, Financial Report.

Roll call to vote:

Pickoff - yes, Diliberti – yes, LeMieux - yes, Yosin - yes, Vanderhagen -yes, Simons – excused,
Scavone – Yes,
Motion carried.

9. Modification Request(s)none

None During this reporting Period.

Roll call to vote:

Pickoff____, Diliberti____ LeMieux____ Yosin ____ Vanderhagen____ Simons____ Scavone____

10. BOARD OF DIRECTORS ACTION

- a. Co-owners comments per the sign in sheet :

37072 COB – Requested to have their late fees waived.

11. Next Board of Directors meeting is April 27, 2025 @ 6:30 p.m.

12. **ADJOURNMENT:** 6:58 p.m.