

FOX CHASE CONDOMINIUM ASSOCIATION
MONTHLY MEETING
ORDER OF BUSINESS
May 22, 2025
6:30 P.M.

1. CALL TO ORDER

2. Meeting called to order at, 6:31 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 X

BOARD MEMBERS ABSENT: None

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 Vanderhagen , to approve the Minutes of the Board of Directors Meeting on April 30, 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 Yosin , to approve the Minutes of the April 30, 2025, Executive Meeting (As corrected if necessary)

Roll call vote:

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

6. ADOPTION OF THE AGENDA (as amended)

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

Roll call vote:

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

7. REPORT OF OFFICER

a. President

- i. The newsletter is available in the box outside the Maintenance door.
- ii. The pool opening will be delayed.
- iii. After some investigation, we learned that the Association paid over \$65,000.00 to have the balcony replaced that no one can use.
- iv. We are moving the Board Meeting to WEDNESDAYS

b. Vice President

- i. Please communicate with Julie

c. Treasurer

- i. We have \$596,820.48 in Total Assets.

d. Secretary

- i. Join us for Bingo!

8. COMMITTEE REPORTS

a. Delinquency Report

- i. We have 84 delinquent co-owners totaling \$162,687.96 in delinquencies.
- ii. \$73,143.00 is Association dues

- iii. \$6,224.00 is fuel assessment
- b. Clubhouse Report
 - i. The Clubhouse Committee has been busy.

9. MANAGEMENT COMPANY REPORT – TIMMONS MANAGEMENT

- a. See attached report.

10. FINANCIAL STATEMENT

Motion by _Simon_ supported by, _Scavone_ to approve the April Financial Report.

Roll call vote:

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

11. MODIFICATION REQUEST(S)

- a. 37095 Brynford Request approved to install fencing to enclose their yard.

Roll call vote:

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

- b. Remove the fence between 37543 COB and 37545 COB. The fence MUST be reinstalled at the co-owners' expense when either unit is sold.

Roll call vote:

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

12. BOARD OF DIRECTORS ACTION

- a. None during this meeting.

13. OLD BUSINESS

- a. None during this meeting

14. CO-OWNERS COMMENTS PER SIGN-IN SHEET

- a. 37507 COB – Requesting removal of late fees & submitted Modernization Request.
- b. 37381 COB – Submitted a Modernization Request
- c. 37306 COB – Please trim the tree back from the front of my unit.
- d. 37453 COB – What are the date(s) for the yard sale. Could we have a move night?
- e. 37453 COB – If the pool is not going to open, then we need something for the kids to do.
- f. 37296 COB – Requesting late fee be removed because I didn't receive a letter.
- g. 37285 COB – Why was the pool not open for the Holiday?
- h. 37332 COB – Please post the dates and times for the Board Meetings.

15. NEXT BOARD OF DIRECTORS MEETING – **WEDNESDAY**, June 25, 2025 @ 6:30 p.m.

16. ADJOURNMENT: 7:31 P.M.