

**FOX CHASE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
May 23, 2024  
6:32 P.M.**

**1. CALL TO ORDER**

Paul Burns, President, called the meeting to order at 6:32 p.m.

**Board Members Present:** Barbara Vanderhagen, Sandra Yosin, Kathleen Simons,  
Sharon LeMeiux Joan Scavone

**Board Members Absent and Excused:** Sue Dilibert

**Others Present:**

Paul Bollinger, Timmons Management  
Stanell Bolden, Property Manager

**2. APPROVAL OF THE BOARD MINUTES**

Motion by Simons supported by LeMieux, to approve the minutes of the Board of Directors of April 25, 2024.

**Roll call to vote:**

Paul Burns, -yes Simons – yes, Yosin - yes, Vanderhagen – yes, LeMieux - yes  
Motion carried.

**3. APPROVAL OF THE EXECUTIVE MINUTES**

Motion by Vanderhagen, supported by LeMieux, to approve the Executive minutes of the Board of Directors of April 25, 2024.

**Roll call to vote:**

Burns-yes Simons – yes, Yosin - yes, Vanderhagen - yes, LeMieux - yes  
Motion carried.

**4. ADOPTION OF THE AGENDA (as amended)**

Motion by Simons supported by Scavone to adopt the agenda.

**Roll call to vote:**

Burns - yes, Simons - yes, Vanderhagen - yes, Yosin – yes, LeMieux - yes  
Motion carried.

**5. REPORT OF OFFICERS**

- A. **President** – Thanked every board member, and Co-owners for supporting the elected board members and thanked everyone for coming out. Pool party Memorial Day weekend if weather permits and if pool is ready to open
- B. **Vice President** – Thanked everyone for supporting the Board this year pool party will be held Memorial Day weekend if weather is permitted guest will be able to attend for \$3 per guest food will be served at pool side. We have hired 4 Lifeguards this year so far. Thank You
- C. **Treasurer** – Fox Chase Bank \$118,723.24., Petty Cash \$500, Fox Chase Comerica 25,924.70 Public Service CD \$249,387.97, Public Service Credit Union Fuel \$4,426.46, Huntington CD \$247,1153.19 Fuel Card \$50.00, Huntington Bank Checking \$251050.83, and Receivables \$112,271.92
- D. **Secretary** –Madam Secretary had nothing to add at this time. Absent

## 6. COMMITTEE REPORTS

- A. **Delinquency Report** - \$15,027.00 0-30 days, \$12,584.88 31-60 days; \$14,942.86- 90 days; 91+ Days \$62,323.84 for a total of \$104,878.58

B. **Pool Committee Report- Looking for pool staff. Placed information in local High Schools in the local area.** The pool will start getting prepped for opening 3 weeks before Memorial Day May 27, 2024. Fox Chase Annual Memorial Day Pool Party will start after 1:00pm Memorial Day.

## 7. MANAGEMENT REPORT

- Maintenance: (work orders issued 46) (closed 46,) (46 opened.)

## 8. FINANCIAL STATEMENTS

Motion by Simons, supported by Lemieux to approve the May 23, 2024, Financial Operations Summaries.

### Roll call to vote:

Burns - yes, LeMieux - yes, Yosin - yes, Vanderhagen - yes, Simons - yes

Motion carried.

### Modification Request(s)

9. Motion by Vanderhagen, supported by Simons to confirm the approved modification 37348 Glenbrook remove patio fence. 37285 COB glass block windows.37305 Gazebo Hard Top. 37472 COB Glass block windows. 37568 requesting temp handy cap ramp.37564 COB requesting mailbox. 37625 COB requesting handrail.

### Roll call to vote:

Burns - yes, LeMieux - yes, Yosin - yes, Vanderhagen - yes, Simons – yes

Motion carried.

## 8. BOARD OF DIRECTORS ACTION

- A. Old Business
- B. Co-owners comments per the sign in sheet (Jennifer Aubin 37296 COB is asking about the storm drain by her home she was wondering if this will be getting repaired any time soon since the weather is permitting it's all ways flooding in this area by her home near the pool area.
- C. Next Board of Directors meeting is June 27,2024.

9. **ADJOURNMENT:** The meeting was adjourned at 6:53pm