

**FOX CHASE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
May 25, 2023  
6:30 P.M.**

**1. CALL TO ORDER**

Sue Diliberti, President, called the meeting to order at 6:32 p.m.

**Board Members Present:** Paul Burns, Sue Diliberti, Barbara Vanderhagen,  
Sandra Yosin, Kathleen Simon

**Board Members Absent and Excused:** Denise Lynch

**Others Present:**

Paul Bollinger, Timmons Management  
Sabrina Bollinger, Timmons Management  
Pat Kincaid, Property Manager

**2. APPROVAL OF THE BOARD MINUTES**

Motion by Burns supported by Yosin to approve the minutes of the Board of Directors of April 27, 2023.

**Roll call to vote:**

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

**Motion carried.**

**2a. APPROVAL OF THE EXECUTIVE MINUTES**

Motion by Simon supported by Burns to approve the Executive minutes of the Board of Directors of April 27, 2023.

**Roll call to vote:**

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

**Motion carried.**

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

Motion by Burns supported by Simons to adopt the agenda.

**Roll call to vote:**

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

**Motion carried.**

**4. REPORT OF OFFICERS**

- A. **President** - We are still looking for lifeguards. The pool may not open if we do not have enough lifeguards. Health Dept must see lifeguards' certificates before giving approval to open the pool. If the party is cancelled a sign will be posted. Basement is done. Everyone is welcome to come by to see the basement. We have a few projects for next winter. I appreciate everything everyone did.
- B. **Vice President**
- C. **Treasurer** – Fox Chase Bank, \$87,300.93, CIT Checking \$17,585.10, Petty Cash \$250, CIT Money Market \$63,126.89, Live Oak CD \$206,807.31, Public Service CD \$238,620.68, Public Service Credit Union \$4,419.94, Huntington CD \$235,077.76, Receivables \$55,928.04
- D. **Secretary** – hoping everything works out for the pool opening May 27, 2023.

## 5. COMMITTEE REPORTS

- A. **Delinquency Report** - \$117,334.00 30 days or less, \$7,689.50, 60 days or less \$30,904.54 90 days or less Total \$55,928.04
- B. **Pool Committee Report**- Still looking for lifeguards. The pool will be open once the Health Department reviews the lifeguard certifications.

## 6. MANAGEMENT REPORT

- Maintenance: update: 27 work orders issued, 14 closed in April; 13 open. Work orders are being uploaded into Rent Manager software.
- We are entering the Fox Chase Violation parameters into our software. This addition will allow us to track violations through the software and provide monthly updates to the Board.
- Working on securing gas prices by shopping out gas supplier rates through gas suppliers and will report back to the Board.
- We are working with the Maintenance Team to secure quotes on the following projects: a. Deck repairs. b. Siding replacement. c. Building painting
- Looking at replacement of cement projects in Court G

## 7. FINANCIAL STATEMENTS

Motion by Simon supported by Burns to approve the April 27, 2023, Financial Operations Summary

### Roll call to vote:

Burns - yes, Diliberti - yes, Yosin - yes, Vanderhagen - yes, Simons - yes

**Motion carried**

## 8. BOARD OF DIRECTORS ACTION

- A. Old Business
- B. Co-owners comments per sign in sheet

- 37519 COB petition neighbors for the basketball net to stay. Net is taken in by 7:00 pm. Always adult supervision. There is nothing in the by-laws stating that portable basketball nets are not allowed.
- 37378 COB problem with cats. The owner was told to call animal control.
- 37361 COB child riding a motorized bike in the neighborhood. The concern was that a car may hit the child.
- 37269 COB when there are parties at the clubhouse the party goes park in homeowners park. The homeowner was told to come to the clubhouse and address it with clubhouse committee members. Clubhouse committee members are always on the premises during parties, and they will announce for the car to be moved.

C. Announcement that Sharon LeMieux will be a temporary replacement on the Board of Directors.

D. Next Board of Directors meeting is July 27, 2023.

## 9. ADJOURNMENT:

The meeting was adjourned at 7:22 p.m.