FOX CHASE CONDOMINIUM ASSOCIATION
MONTHLY MEETING
ORDER OF BUSINESS
MAY 27, 2026
6:30 P.M.

1. CALL TO ORDER

2. Meeting called to order at, _6;39___ P.M.

3. BOARD MEMBERS PRESENT:
   Sue Diliberti _X_Neil Pickoff _X_ Kathleen Simons _X_Barbara Vanderhagen _x_
   Sandra Yosin _X__ Sharon LeMieux _X_ Antoinette Johnson_X_

   BOARD MEMBERS ABSENT:

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

4. APPROVAL OF THE BOARD MINUTES
   Motion by Simons_, supported by _Niel_, to approve the Minutes of the Board of Directors Meeting on May 22, 2026 (As corrected if necessary).

   Roll call vote
   Sue Diliberti _X_Neil Pickoff_X_ Kathleen Simons _X_Barbara Vanderhagen _x_
   Sandra Yosin _X_ Sharon LeMieux _X_ Antoinette Johnson_X_

5. APPROVAL OF THE EXECUTIVE MINUTES
   Motion by_ LeMieux_, supported by _Simons_, to approve the Minutes of the May 22,2026, Executive Meeting (As corrected if necessary)

   Roll call vote
   Sue Diliberti _x_Neil Pickoff_x_ Kathleen Simons _x_Barbara Vanderhagen _NO_
   Sandra Yasin _X_ Sharon LeMieux _X_ Antoinette Johnson_NO_

6. ADOPTION OF THE AGENDA (as amended)
   Motion by, _Simons__ supported by, _LeMieux_to adopt the agenda.

   Roll call vote
   Sue Diliberti _x_Neil Pickoff_x_ Kathleen Simons _x_Barbara Vanderhagen _x_
   Sandra Yosin _x_ Sharon LeMieux _x_ Antoinette Johnson_x_

7. REPORT OF OFFICER
   a. President Pool looks nice
   b. Vice President NIA
   c. Treasurer Lifeguards need to be treated with dignity.
   d. Secretary Pool is nice; the temperature was good.

8. COMMITTEE REPORTS
   a. Delinquency Report
   b. Clubhouse Report

9. MANAGEMENT COMPANY REPORT - TIMMONS MANAGEMENT

10. FINANCIAL STATEMENT

Motion by _Simons _ supported by__ Vanderhagen_ to approve the April 2026 Financial Report.

Roll call vote
Sue Diliberti _x_Neil Pickoff_x_ Kathleen Simons _x_Barbara Vanderhagen _x_
Sandra Yasin _x_ Sharon LeMieux _x__ Antoinette Johnson_x_

11. MODIFICAIION REQUEST(S)

37412 Charter Oaks Boulevard ("COB") Request approved to install hard top gazebo in the backyard.

Roll call vote
Sue Diliberti _x_Neil Pickoff_ x_ Kathleen Simons _x_Barbara Vanderhagen _x_
Sandra Yosin _x_ Sharon LeMieux _x_ Antoinette Johnson_x_

37326 COB Request approved replace the front door, including the storm door

Roll call vole
Sue Diliberti _x_Neil Pickoff_x__ Kathleen Simons _x_Barbara Vanderhagen _x_
Sandra Yasin _x_ Sharon LeMieux _x_ Antoinette Johnson_x_

37396 CHARTER OAKS BLVD Request approved to replace the storm door and entry door.

Roll call vote
Sue Diliberti _x_Neil Pickoff_x_ Kathleen Simons _x_Barbara Vanderhagen _x_
Sandra Yosin _x_ Sharon LeMieux _x_ Antoinette Johnson_x_

37588 COB Request approved to replace secllon of the fence

Roll call vote
Sue Diliberti _x_Neil Pickoff_x_ Kathleen Simons _x_Barbara Vanderhagen _x_
Sandra Yosin _x__ Sharon LeMieux _x_ Antoinette Johnson_x_

37305 Charter Oaks Request approved to install an outlet on the back of the unit

Roll call vote
Sue Diliberti_X_ Neil Pickoff_X_ Kathleen Simons_X_ Barbara Vaderhagen_X_Sandra Yosin_X_ Sharon ***LeMieux_X_Antonette Johnson_X_***

12. BOARD OF DIRECTORS ACTION

13. OLD BUSINESS

14. CO-OWNERS COMMENTS PER SIGN-IN SHEET

15. NEXT BOARD OF DIRECTORS MEETING - **WEDNESDAY, July 22, 2026, at 6:30 p.m. No Meeting in June**

16. MEEIING ADJOURNMENT _7:03_ p.m.